

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION**

**Meeting #1612
May 22, 2012**

******Draft Document – Subject to Commission Approval******

The Meeting was called to order in the Cafeteria of the East Windsor High School, 76 South Main Street, East Windsor, CT. at 7:02 P. M. by Chairman Ouellette.

ESTABLISHMENT OF QUORUM:

A quorum was established as four Regular Members (Gowdy, Ouellette, Sullivan and Thurz) and one Alternate Member (Zhigailo) were present. Regular Member Devanney was absent. Chairman Ouellette noted all Regular Members would sit in, and vote, on all Items of Business this evening; Alternate Member Zhigailo would also join the Board regarding discussion and action on all Items of Business this evening as well.

Also present was Assistant Town Planner Newton.

GUESTS: Kathy Pippin, Board of Finance.

LEGAL NOTICE:

The following Legal Notice, which appeared in the Journal Inquirer on Thursday, May 10, 2012, and Thursday, May 17, 2012, was read by Chairman Ouellette:

1. Application of Gaetan Letourneau for a 2-lot resubdivision of property located at 12 Hayfield Lane, owned by Letourneau Builders. [R-2 Zone; Map 66, Block 40, Lot 17-10]
2. Application of Mary L. Pepin and Marie T. Morris for a 1-lot resubdivision of property located at 50 Barber Hill Road. [A-1 Zone; Map 19, Block 68, Lot 13-41].

ADDED AGENDA ITEMS: None.

PUBLIC PARTICIPATION:

A member of the audience, who was actually an applicant, raised a question regarding her proposal. Discussion was postponed until the Agenda item is discussed.

APPROVAL OF MINUTES/May 8, 2012:

MOTION: To APPROVE the Minutes of Regular Meeting #1611 dated May 8, 2012 as written.

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

RECEIPT OF APPLICATIONS:

Chairman Ouellette acknowledged receipt of the following Applications:

1. Application of New Cingular Wireless PCS, LLC for Site Plan Approval to install additional telecommunications antennas and equipment on existing water tower located at 50 Plantation Road, owned by Plantation Properties, LLC. {A-1 Zone; Map 16, Block 50, Lot 1-C}.
2. Application of New Cingular Wireless PCS, LLC for Site Plan Approval to install additional telecommunications antennas and equipment on existing water tower located at 41 Depot Street, owned by Connecticut Water Company. [B-1 Zone; Map 98, Block 44, Lot 35.]
3. Application of New Cingular Wireless PCS, LLC for Site Plan Approval to install additional telecommunications antennas and equipment on existing water tower located at 104 Prospect Hill Road, owned by Connecticut Water Company. [B-1 Zone; Map 102, Block 17, Lot 38].

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE:

Nothing was presented under this Agenda Item this evening.

CONTINUED PUBLIC HEARINGS: DMD Realty Family Limited

Partnership - 1-lot resubdivision and Special Use Permit, per Chapter 408, to establish a rear lot at 7 Dempsey Road. [R-3 zone; Map 46, Block 49, Lot 2] (*Deadline to close hearing 6/12/2012*)

Chairman Ouellette read the Hearing description. Appearing to discuss this Application was Jay Ussery, of J. R. Russo & Associates, Inc. representing the Applicant DMD Realty Family Limited Partnership.

Mr. Ussery recalled several items pending from the previous meeting; discussion and resolution are listed below.

- **Right-of-Way to Dempsey Road:** Previously a reconfiguration of the right-of-way was proposed. Mr. Ussery referenced Page 2 of the revised plans. After discussions with Town Engineer Norton, and phone calls with Town

Planner Whitten Mr. Ussery indicated the 33' as it exists today will continue to be owned by DMD Realty Family Limited Partnership and will become an easement between the Town and the property owners. A hammerhead will also be installed to the south to allow a turnaround for trucks. Mr. Ussery noted there is a driveway to the right, or east; access easements have been provided for that owner as well.

- **Screening/landscaping along westerly property line:** Mr. Ussery noted current regulations require a screening buffer for rear lots. Although Mr. Ussery felt this situation is somewhat different he noted the Applicant is trying to help the neighbors who were present at the previous Meeting. Mr. Ussery has met with Mr. Romel and walked the property line. Although the area is already heavily vegetated there are a couple of sparse areas; an existing stockade fence has deteriorated and is in disrepair. They have agreed to plant 8+/- arborvitae in the sparse areas, and will install approximately 60+/-' of fence along the property line beginning from the southerly corner. Mr. Hevner would also like to have something installed along approximately 60' of property line. Mr. Ussery noted that Mr. Hevner's lot is a bit higher than the abutting property so he may be looking over the top of any screening. However, Mr. Ussery suggested they plan to plant 8+/- arborvitae along that property line as well.
- **Waivers requested for street lights, sidewalks, and the 100' agricultural buffer:** Mr. Ussery indicated they continue to request waivers for these items.

Chairman Ouellette noted Town Planner Whitten's memo update of 5/16/2012 which references the waiver of the 100 foot farm buffer. Normally with subdivision applications a 100' buffer is required to prevent farming activity close to property lines. He noted the driveway currently exists at that location; he questioned what farming activity has occurred in the past years? Commissioner Gowdy also noted that the conditions of approval clarify that the barn will not be used for farming, or to house animals. Chairman Ouellette noted the motion will be filed on the Land Records and notations will be placed on the deeds as well.

Discussion followed regarding on which property the buffer would be located, the new lot or the remaining farm land, the effect of the buffer on the remaining land which is currently land of Norton Farms, and the effect of the buffer if the remaining land were sold for residential development. Assistant Planner Newton noted Town Planner Whitten had indicated if the buffer is to be imposed it would be located on the lot being created as the developer is proposing to created something near the farm; the responsibility for the buffer would be the responsibility of the developer. However, Town Planner Whitten also didn't feel that in this case the buffer was necessary because there are existing residences nearby which have been there for many years. Mr. Ussery confirmed that a fence would qualify as a vegetated buffer. The consensus of the Commissioners favored waiver of the farm buffer, and installation of the vegetated buffer for the neighbors.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1612 – May 22, 2012**

4

Chairman Ouellette opened discussion to the audience; no one requested to speak.

Chairman Ouellette queried Assistant Town Planner Newton if she was comfortable with the recommendations made by the Commission? Assistant Town Planner Newton indicated affirmatively.

MOTION: To CLOSE the Public Hearing on the Application of DMD Realty Family Limited Partnership for a 1-lot resubdivision and Special Use Permit, per Chapter 408, to establish a rear lot at 7 Dempsey Road. [R-3 zone; Map 46, Block 49, Lot 2] .

DISCUSSION: None

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

Motion to Approve a \$2,000.00 fee in lieu of open space for the 1 lot re-subdivision.

DISCUSSION: None

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

Motion to Approve Waivers:

- 1. Subdivision Section 6.5 - Street Lights: as none are located in the proximity of this parcel**
- 2. Subdivision Section 6.3 - Sidewalks: No sidewalks are located nearby. A fee in lieu should be required for the frontage along Dempsey road.**
- 3. Subdivision Section 2.17 – Waiver of 100 foot farm buffer**

DISCUSSION: Fee-In-Lieu of sidewalks to be determined by Planning Department Staff and Town Engineer.

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

MOTION TO APPROVE the Application of owner DMD Realty Family Limited Partnership for a one lot re-subdivision and Special Use Permit for one rear lot per Chapter 408, at 7 Dempsey Road [Map #46, Blk. 49, Lot 2] in the R-3- Zone.

This approval is granted subject to conformance with the referenced plans (as may be modified by the conditions) and the following conditions of approval:

Referenced Plans:

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1612 – May 22, 2012**

5

Sheet 1/3Re-subdivision/Rear Lot Special Permit, Dempsey Road, East Windsor CT, property of DMD Realty Family Limited Partnership, 341 rye St, Broad Brook, CT 06016, prepared by J.R. Russo & Associates, LLC 1 Shoham Rd, East Windsor CT 860/623-0569, 860/623-2485 (fax), dated 4/19/12 revised 5/15/12
Sheet 2/3Re-subdivision Plan (w/topography)
Sheet 3/3Re-subdivision Plan/Rear Lot Special Use Permit

Conditions which must be met prior to signing of mylars:

1. The applicant shall submit a paper copy of the final approved plans to the Town Planner for review and comment prior to the submission of the final mylars.
2. All mylars submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for preparation of the plans.
3. The conditions of this approval shall be binding upon the applicant, land owners, and their successors and assigns. A copy of this motion shall be filed in the land records prior to the signing of the final mylars.

Conditions which must be met prior to the issuance of any permits:

4. Two sets of final mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. One set of signed fixed line mylars, including re-subdivision/special use permit rear lot , shall be filed with the Town Clerk by the applicant **no later than 90 days after the 15 day appeal period from date of publication of decision has elapsed** or this approval shall be considered null and void, unless an extension is granted by the Commission. One set of mylars, sheets shall be filed in the Planning and Zoning Department.

Conditions which must be met prior to certificates of compliance:

5. Iron pins must be in place at all lot corners and angle points.
6. The driveway must have a 15' paved apron or if weather does not permit, a bond for such submitted.
7. Final grading and seeding shall be in place, or if weather does not permit, a bond for the unfinished work be submitted.
8. All required landscaping shall be in place, or if weather does not permit, a bond for the required plantings shall be submitted.

9. Final as-built survey showing all structures, pins, driveways, final floor elevations, landscaping and grading must be submitted.
10. All public health and safety components of the project must be satisfactorily completed prior to occupancy. In cases where all public health and safety components have been completed, the Zoning Officer may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.

General Conditions:

11. This re-subdivision approval shall expire (**five years form the date of approval**). Failure to complete all required improvements within that time shall invalidate the subdivision. The developer may request an extension of time to complete the subdivision improvements from the Planning and Zoning Commission. Such extension shall not exceed the time limits as provided for in the Connecticut General Statutes, Section 8-26 as may be amended from time to time. The Commission shall require proper bonding be in place prior to approval of any such extension.
12. A Zoning Permit shall be obtained prior to any the commencement of any site work.
13. This project shall be constructed and maintained in accordance with the referenced plans. Minor modifications to the approved plans which results in lesser impacts may be allowed subject to staff review and approval.
14. Any modifications to the proposed drainage or grading of the subdivision is subject to the approval of the Town Engineer.
15. Additional erosion control measures are to be installed as directed by Town Staff if field conditions necessitate.
16. By acceptance of this approval and conditions, the applicant, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
17. Should the property transfer ownership before all work is completed, or before a certificate of completeness is issued, the new owner must place new bonds in their name, at which time the original bond may be released.

ADDITIONAL CONDITION:

18. **Landscaping along westerly property line shall be worked out and**

agreed upon by the Planning and Zoning Office.

DISCUSSION: None.

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

NEW HEARINGS: Gaetan Letourneau - 2-lot resubdivision of property located at 12 Hayfield Lane, owned by Letourneau Builders. [R-2 zone; Map 66, Block 40, Lot 17-10] (*Deadline to close hearing 6/26/2012*)

Chairman Ouellette read the Hearing description. Mr. Letourneau was present to discuss his proposal.

Mr. Letourneau noted that in 2005 he received subdivision approval; the North Central Health District (NCHD) was ok with 10 lots so they proceeded with development of those lots. In 2008 they received approval for 2 more lots, and 2012 received approval for another lot. Originally Lot 10 contained 2 acres and was intended to be 2 lots. NCHD monitored water levels, and is now ok with subdivision of the lot. Mr. Letourneau also noted Town Engineer Norton has submitted a recent memo noting he has no problems with the subdivision.

It was noted Mr. Letourneau is requesting the same waivers – sidewalks and curbing - as were requested during previous subdivision approvals. The Applicant is also asking to offer a fee-in-lieu of an Open Space land allocation.

Chairman Ouellette raised the following questions:

- **Why access on the southern lot is proposed to be located on Hayfield Lane rather than Norton Road:** Mr. Letourneau noted they did the same thing with Lot 6; the house faces Rye Street but access is on Hayfield Lane.
- **Is Hayfield Lane an accepted Town Road:** Mr. Letourneau indicated it is not; they had wanted to wait until the majority of construction has occurred to avoid damage to the roadbed.
- **The sight line for Norton Road experiences vertical changes; how does that affect visibility:** Mr. Letourneau noted a traffic study was prepared during the original subdivision approval which addressed sight line issues. Chairman Ouellette noted he asked the question as often subdivision plans show sight line distances; Mr. Letourneau agreed to add the specifics to the plans.
- **Staff suggested a mix of deciduous and conifer trees to be installed for street trees:** Mr. Letourneau had no problem with that recommendation. Assistant Town Planner Newton indicated that recommendation had been made during the original subdivision approval; Town Planner Whitten has made the same recommendation for this re-subdivision to maintain consistency throughout the subdivision.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1612 – May 22, 2012**

8

Chairman Ouellette queried the audience for comments; no one requested to speak.

Chairman Ouellette queried the Commission for questions; no one raised any additional comments.

MOTION: To CLOSE the Public Hearing on the Application of Gaetan Letourneau - 2-lot resubdivision of property located at 12 Hayfield Lane, owned by Letourneau Builders. [R-2 zone; Map 66, Block 40, Lot 17-10].

DISCUSSION: None.

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

MOTION TO APPROVE waivers of the following subdivision regulation sections:

1. **Section 6.3-** to eliminate sidewalks as no other sidewalks exist in the area; and require a fee in lieu of sidewalks equaling 40% of the estimated cost of installation, to be accepted by Town engineer Norton
2. **Section 2.11.1** - to eliminate curbing along Rye Street and Norton Road, as there is no other curbing along these existing streets

DISCUSSION: None

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

MOTION TO APPROVE a fee in lieu of open space in the sum of \$2,000.00 per lot.

DISCUSSION: Based on discussion during the meeting Commissioner Sullivan questioned if the Fee-In-Lieu of the Open Space allocation is actually due for this resudivision, or was it paid as part of earlier subdivisions? If the Fee-In-Lieu was found to be paid earlier then this requirement would need to be waived. Wetlands Agent Newton noted the fee under discussion as not been paid yet, as fees are not charged/collected until the lot is built on. The Fee-In-Lieu of Open Space under discussion as part of this approval is due on Lot 10, and Lot 10A.

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

MOTION TO APPROVE the application of Gaeton Letourneau for a 2 lot re-subdivision at property located between Norton and Rye Streets, a.k.a. Map 66, Block 40, Lot 17-10, in the R-2 Zone. This approval is granted subject

to conformance with the referenced plans (as may be modified by the conditions) and the following conditions of approval:

Referenced Plans:

“Resubdivision Plan, Norton’s Crossing Re-Subdivision II”, Cover sheet - prepared for Letourneau Builders, East Windsor, Connecticut, prepared by Aeschliman Land Surveying, PC 1379 Main Street, East Hartford, CT 06108, 860/528-4881, dated 6-13-11 last revised 3-16-12

Sheet 2/2 Topographic Map

Conditions which must be met prior to signing of mylars:

1. The applicant shall submit a paper copy of the final approved plans to the Town Planner for review and comment prior to the submission of the final mylars.
2. All mylars submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for preparation of the plans.
3. A \$2,000 fee per lot, payable to the Town Treasurer, if not paid prior to the filing of the final mylars, the mylars shall contain a clearly visible notation for each applicable lot stating, “Any sale or transfer of this property within five (5) years of the original (re)subdivision approval to a person not exempt under section 7.5 of East Windsor’s Subdivision Regulations shall result in the liability of payment (\$2,000) to the Town of East Windsor for the total fee as defined in Section 7.6 of East Windsor’s Subdivision Regulations”.
4. Landscaping details shall be shown on the plans.
5. Light post location shall be shown on the plans
6. The conditions of this approval shall be binding upon the applicant, land owners, and their successors and assigns. A copy of this motion shall be filed in the land records prior to the signing of the final mylars.

Conditions which must be met prior to the issuance of any permits:

7. Two sets of final mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. One set of signed fixed line mylars, shall be filed with the Town Clerk by the applicant **no later than 90 days after the 15 day appeal period from date of publication of decision has elapsed** or this approval shall be considered null and void, unless an extension is granted by the Commission. One full set of mylars shall be filed in the Planning and Zoning Department.

8. Detailed sedimentation and erosion control plans shall be submitted with the site plan for each parcel at time of application for a zoning permit.
9. A cash (escrow) or passbook bond shall be submitted for erosion and sedimentation (E & S) control maintenance and site restoration **during the construction phase of the project**. Any funds that may be withdrawn by the Town for such maintenance or restoration shall be replaced within 5 days or this permit shall be rendered null and void. The applicant's engineer shall prepare an estimated cost of the E & S controls for review by the Town Engineer. The final amount of said bond shall be determined by the Town Engineer.
10. Deeds for conservation easements and drainage easement must be approved by the Town and filed on the land records prior to any permits being issued. It is best if these are filed with the mylars.
11. All conservation easement medallions shall be installed along the actual conservation boundary. Said markers shall be installed every 50 feet on 4" x 4" pressure treated posts, set in concrete. (medallions available in planning office)
12. Any or all buildings, collapsed barns etc. must be removed prior to obtaining a zoning permit.

Conditions which must be met prior to certificates of compliance:

13. Iron pins must be in place at all lot corners and angle points.
14. The driveway must have a 15' paved apron or if weather does not permit, a bond for such submitted.
15. Final grading and seeding shall be in place, or if weather does not permit, a bond for the unfinished work be submitted.
16. All required landscaping shall be in place, or if weather does not permit, a bond for the required plantings shall be submitted.
17. Final as-built survey showing all structures, pins, driveways, final floor elevations, and grading must be submitted.
18. All public health and safety components of the project must be satisfactorily completed prior to occupancy. In cases where all public health and safety components have been completed, the Zoning Officer may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.

General Conditions:

19. This re-subdivision approval shall expire (**five years form the date of approval**). Failure to complete all required improvements within that time shall invalidate the subdivision. The developer may request an extension of time at least one month in advance of the expiration date to complete the subdivision improvements from the Planning and Zoning Commission. Such extension shall not exceed the time limits as provided for in the Connecticut General Statutes, Section 8-26 as may be amended from time to time. The Commission shall require proper bonding be in place prior to approval of any such extension.
20. A Zoning Permit shall be obtained prior to any the commencement of any site work.
21. This project shall be constructed and maintained in accordance with the referenced plans. Minor modifications to the approved plans which results in lesser impacts may be allowed subject to staff review and approval.
22. Any modifications to the proposed drainage or grading of the subdivision are subject to the approval of the Town Engineer.
23. Additional erosion control measures are to be installed as directed by Town Staff if field conditions necessitate.
24. By acceptance of this approval and conditions, the applicant, owner and/or their successors and assigns acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
25. Should the property transfer ownership before all work is completed, or before a certificate of completeness is issued, the new owner must place new bonds in their name, at which time the original bond may be released.

DISCUSSION: None.

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

NEW HEARINGS: **Mary L. Pepin and Marie T. Morris** - 1-lot resubdivision of property located at 50 Barber Hill Road. [A-1 zone; Map 19, Block 68, Lot 13-41] (*Deadline to close hearing 6/26/2012*)

Chairman Ouellette read the Hearing description. Appearing to discuss this Application were the Applicants, Mary Pepin and Marie Morris, of 50 Barber Hill Road.

Mrs. Morris noted the home in which the Applicant's live. She indicated the parcel has already been subdivided; they are requesting to break off another small lot. Mrs. Morris noted approval has been received from the North Central Health District.

Chairman Ouellette referenced Town Engineer Norton's memo dated 5/15/2012 which suggests 4 minor recommendations; he offered a copy to the Applicants. Mrs. Morris indicated she was ok with the recommendations.

Discussion occurred on the following issues:

- **Requirement under Subdivision Regulations for installation of 2 street trees:** Mrs. Morris indicated she had no problem with the requirement.
- **Conservation Easement from original subdivision needs to be shown on plan:** Chairman Ouellette noted the area is a wetlands but the area, and language specific to identification of the Conservation Easement, should be shown on the plans.
- **Open Space Waiver in lieu of land allocation or fee:** Assistant Town Planner Newton reported that research indicated Open Space was allocated on the original subdivision. A resubdivision was subsequently made for land to the north; the Applicants paid a fee-in-lieu of an additional allocation of land. Assistant Town Planner Newton referenced Town Planner Whitten's memo of 5/16/2012 which recommended this resubdivision be handled in a similar manner, with a payment of a fee-in-lieu of land. Chairman Ouellette clarified that the Applicants could also offer land; he noted there is significant land contained within the parcel.

Assistant Town Planner Newton reported the original Open Space allocation/Conservation Easement is shown on the plan, although it's difficult to see. The formula for the Open Space allocation was based on the original subdivision; the Applicants are proposing an additional lot, for which additional land, or a fee-in-lieu of land, should be made.

Mrs. Morris indicated it was amazing to her how much land was going to Open Space. She felt they were being asked to offer a lot of Open Space based on the size of the lot being broken off.

Discussion continued regarding the requirement for Open Space under the Subdivision Regulations, reiteration of the formula used to determine the Open Space allocation, and options to address the Open Space requirement. Assistant Town Planner Newton reiterated that research was done prior to this Hearing to clarify the options made on the previous subdivisions. The Regulations call for an allocation of 20% of the land; a fee-in-lieu of an additional Open Space allocation was made by the Applicants at the time the resubdivision was made on the lot to the north now owned by James Giorgio. She reiterated Town Planner Whitten's recommendation to use the fee-in-lieu option for this resubdivision.

Mrs. Morris reiterated her contention that 20% was a lot of land.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1612 – May 22, 2012**

13

The Commission discussed options regarding processing this Hearing. Chairman Ouellette suggested delaying a decision until the Commission's next meeting to enable the Applicants to discuss options with Town Planner Whitten upon her return from vacation.

MOTION: To CONTINUE the Public Hearing on the Application of Mary L. Pepin and Marie T. Morris for a 1-lot resubdivision of property located at 50 Barber Hill Road. [A-1 zone; Map 19, Block 68, Lot 13-41]. Public Hearing CONTINUED until the Commission's regularly scheduled Meeting on June 12, 2012 at 7:00 – location to be determined.

DISCUSSION: None.

Gowdy moved/Thurz seconded/

VOTE: In Favor: Unanimous (Gowdy/Ouellette/Sullivan/Thurz/Zhigailo)

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: None

BUSINESS MEETING/(1) Correspondence:

- Letter: North Road Stakeholders Meeting

BUSINESS MEETING/(2) Staff Reports: None

BUSINESS MEETING/(3) Signing of Mylars/Plans, Motions:

- **Motions:** American Auto Wholesalers, 157 North Road:

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:00 p.m.

Gowdy moved/Thurz seconded/**VOTE:** In Favor: Unanimous

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(4373)