

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

SPECIAL Meeting #1653 – May 13, 2014

MEETING MINUTES

********Draft Document Subject to Commission Review/Approval********

The Meeting was called to order in the Cafeteria of the East Windsor Middle School, 38 Main Street, Broad Brook, CT. at 7:02 P. M. by Chairman Ouellette.

PRESENT: **Regular Members:** Joe Ouellette, Chairman; Lorry Devanney, Frank Gowdy, Dick Sullivan, and Jim Thurz.

Alternate Members: Robert Slate.

ABSENT: **Regular Members:** All present.

Alternate Members: Marti Zhigailo

Also present was Town Planner Whitten.

GUESTS: Deputy Selectman Jason Bowsza, Board of Selectmen Liaison to the Planning and Zoning Commission.

ESTABLISHMENT OF QUORUM:

A quorum was established as five Regular Members and one Alternate Members were present. Chairman Ouellette noted all Regular Members would sit in, and vote, on all Items of Business this evening. Should any members of the Board need to step down from service for any reason Alternate Member Slate will join the Board to complete the quorum. .

LEGAL NOTICE:

The following Legal Notice, which appeared in the Journal Inquirer on Thursday, May 1, 2014, and Thursday, May 8, 2014, was read by Chairman Ouellette:

- Application of River Valley Fellowship Church for a Special Use Permit (per Section 304) to allow a church at 2 North Road, owned by Sofia's Plazas, LLC. [B-2 Zone; Map 112, Block 17, Lot 1].

- Application of the East Windsor Historical Society for a Special Use Permit to allow the relocation of historic buildings and construction of associated parking, driveway and sidewalks at 113 – 115 Scantic Road. [B-1 Zone; Maps 54 & 64, Block 32, Lots 27 & 28A].

ADDED AGENDA ITEMS:

No Added Agenda Items under a Special Meeting.

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PUBLIC PARTICIPATION:

No one requested to speak during Public Participation.

APPROVAL OF MINUTES/April 22, 2014

MOTION: To APPROVE the Minutes of Regular Meeting #1652 dated April 22, 2014 as presented.

Devaney moved/Gowdy seconded/VOTE: In Favor: Unanimous

RECEIPT OF APPLICATIONS:

No new Applications to be received at this Meeting.

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE:

None.

CONTINUED PUBLIC HEARING: Apothecaries Hall Enterprises, LLC and the East Windsor Sportsmen's Club, Inc. - Special Use Permit/Excavation (per Section 814) for modification and renewal of existing earth excavation permit for property located on the south side of Apothecaries Hall Road. [M-1, R-3 & A-1 Zones] Map 57, Block 49, Lot 3 owned by East Windsor Sportsmen's Club; Map 57, Block 65, Lot 1; and Map 48, Block 65, Lot 7 owned by Apothecaries Hall Enterprises, LLC] (*Deadline to close hearing 5/13/2014*)

Chairman Ouellette read the description of this Public Hearing, noting the deadline to close the Public Hearing is tonight, May 13, 2014. Appearing to discuss this Application was Jay Ussery, of J. R. Russo & Associates, LLC, representing the Applicant. Also present was Kevin Charbonneau, the owner; an unidentified member of the East Windsor Sportsmen's Club, Inc., ; and Ron Boremski, Rail Officer, Office of Rail, Department of Transportation, New Haven, CT.

Mr. Ussery reviewed items pending from the previous Meeting:

- **Notification to the DOT, Rail Office:** Mr. Ussery reported the Assessor's Office lists DOT as the property owner for the railroad; notification was sent to the 2800 Berlin Turnpike address for DOT. Mr. Ussery suggested Mr. Boremski have the address changed to the New Haven Office on the Assessor's records.
- **Clarification of the area where volume reduction/wood processing is occurring:** Mr. Ussery indicated a renewal of the volume reduction permit was granted 3 or 4 years ago. An area at the south end of the facility containing 30 to 35 acres is designated the volume reduction area. Mr. Ussery referenced an area on the plan, noting the current volume reduction processing area has probably encroached on "this" area. (See also comments

below under **Status of DEEP Permit for storage/destruction of debris from two emergency storms two years ago**).

- **Clarification of open vs. restored areas:** Mr. Ussery suggested the operation currently encompasses 15 phases within 81.8 acres. The total reclaimed area is approximately 20.5 acres, leaving 61+ acres undisturbed. They have not reclaimed – regraded to a 3:1 slope, recovered with topsoil, and reseeded – areas in approximately 15 years; those areas have regrowth of trees due to the lack of work within those areas. The areas of gravel are phases 14 and 15 located to the north end of the facility containing approximately 9+/- acres. Phases 14 and 15 are the areas actively being excavated. Phase 6 is an area where blacktop, concrete, stone and rock is being recycled into crushed material. To the west of Phase 6 in the upper area is the wood processing area covered by the DEEP emergency storm permit
- **Status of DEEP Permit for storage/destruction of debris from two emergency storms two years ago:** An area to the west of Phase 6, in the upper area of the facility, is the location of the wood processing activity covered under the DEEP debris storage permit. The wood processing activity is grinding of stumps to make wood mulch. Mr. Ussery suggested this area is essentially a volume reduction area which would be similar to the activity occurring at the Dearborn property on Newberry Road. Butler is running this activity for the Charbonneaus; they would like be allowed to continue this operation beyond the current permit expiration. Mr. Ussery suggested the Commission may see another application regarding this renewal in a couple of months.
- **Clarification of sightline at the railroad crossing; is any work being proposed at the northwest corner which would limit the sightline for the railroad?** Mr. Ussery reported a scalloped tree line exists within the railroad right-of-way, and continues up Apothecaries Hall Road. They will clear some of the trees and plant new evergreens for screening; they will also remove some vegetation so the sightline may be better for trains coming down the tracks. Mr. Ussery noted Town Engineer Norton had requested clarification of sightline distances. That information has been provided to Town Engineer Norton; the sightline distances are now considered sufficient.
- **Review of bonds currently posted in relation to areas considered “open”:** Mr. Ussery indicated the Charbonneau’s are ok with that request to review the status of bonds currently posted. He suggested an informal site visit by Staff and the Commissioners to familiarize themselves with the existing operation.

Chairman Ouellette raised the following questions:

- **How does the Applicant keep track of when permits for each phase expire?** Mr. Ussery reported his office tracks the permit expiration dates via Outlook. Town Planner Whitten noted East Windsor is in the process of initiating ViewPermit which will track permits for various departments.
- **Current permit conditions restrict work in multiple phases at the same time:** Mr. Ussery reported often an Applicant must chase a vein of gravel to provide materials as needed by customers. In regard to Apothecaries Hall Road Enterprises there are multiple operations occurring within the same facility. He referenced the windrow which marks the outer limits of all phases and also provides a visual boundary and sound attenuation

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barrier. Mr. Ussery reiterated the benefit of a site visit. Mr. Ussery also noted the permit for the sand wash facility still exists but the operation was never started.

- **Review of bonds relative to open phases:** Town Planner Whitten noted bonding and zoning permits are required for each phase of the operation. She suggested the bonding for phases 14, 15, and 16 should be reviewed and updated.

Chairman Ouellette opened discussion to the Public:

Ron Baremski, Rail Officer, Office of Rail, Department of Transportation, New Haven,

CT.: Mr. Baremski questioned what the East Windsor Sportsmen's Club intends to do with their land adjacent to the rail line; will people be crossing the tracks for any reason, or to get to their parking lot? Mr. Ussery noted that discussion with the owners found the existing parking lot is too far away; the East Windsor Sportsmen's Club (EWSC) will be installing a smaller parking lot associated with an area where they plan to construct a "walk-through" archery range which will be fenced in. Backstops will be installed to support the targets. Mr. Baremski indicated he was speaking on behalf of Meddie (Bellevue), owner of New England Railroad; they would have concern that arrows may cross the rail line. Mr. Ussery referenced a location on the plans, noting that anything shot in "this" area would have to get through an earthen mound/backstop.

Mr. Baremski also noted that any time a railroad crossing is impacted the proposal must be reviewed by the State's rail regulatory unit; this is the first time he is seeing the plans so the regulatory unit has not seen them either. He requested to take these plans back to the rail regulatory unit and get back to the Applicant by the end of the week. He noted the change of the driveway is a change of the conditions adjacent to the rail line. Mr. Ussery suggested the proposed driveway access is approximately 140' away from the rail crossing; he didn't feel the new access would be a problem. Mr. Baremski again requested time to allow the rail regulatory unit to review the plans. Chairman Ouellette questioned if the rail regulatory unit had problems with the proposal would they have the ability to prevent it? Mr. Baremski replied affirmatively, but noted that based on his 20 years of experience he felt this proposal may be fine; he was just requesting time for plan review. Chairman Ouellette noted the deadline to close the Public Hearing is tonight; the Applicant would have to offer an extension for further review. A recess was called to allow the Applicant time to discuss his options.

MOTION: To TAKE A FIVE MINUTE BREAK.

Gowdy moved/Devanney seconded/VOTE: In Favor: Unanimous

The Commission RECESSED at 7:45 p.m., and RECONVENED at 7:51 p.m..

Chairman Ouellette reiterated the Commission is out of time with regard to closing the Public Hearing tonight. Mr. Ussery reported they preferred to go forward with the Application tonight. They have spoken with Mr. Baremski and feel they can work with him if necessary. Mr. Baremski confirmed that resolution was acceptable to him.

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No Hearing extension was offered.

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

The Commission discussed options for action this evening. It was noted the Applicant could return with a Site Plan Modification if necessary.

MOTION: To CLOSE the Public Hearing on the Application of Apothecaries Hall Enterprises, LLC and the East Windsor Sportsmen’s Club, Inc. for a Special Use Permit/Excavation (per Section 814) for modification and renewal of existing earth excavation permit for property located on the south side of Apothecaries Hall Road. [M-1, R-3 & A-1 Zones] Map 57, Block 49, Lot 3 owned by East Windsor Sportsmen’s Club; Map 57, Block 65, Lot 1; and Map 48, Block 65, Lot 7 owned by Apothecaries Hall Enterprises, LLC] .

Devanney moved/Sullivan seconded/

DISCUSSION: None.

VOTE: In Favor: Devanney/Ouellette/Sullivan/Thurz
Opposed: No one
Abstained: Gowdy (not present during initial presentation)

MOTION TO APPROVE the Application of Apothecaries Hall Enterprises, LLC for a Special Use Permit for renewal of permit and creation of new phase 16 for the Charbonneau gravel removal operation located on the south side of Apothecaries Hall Road, M-1, R-3 & A-1 Zones. [Map 57, Block 49, Lot 3; Map 57 Blk 65 Lot 1; Map 48 Blk 65 Lot 7]. The approval is for a 1-year duration to expire 1 year from last date of approval. This approval is granted subject to conformance with the referenced plans and the following conditions:

Referenced Plans:

“Cover Sheet, Charbonneau Gravel Pit , Apothecaries Hall Road, East Windsor CT prepared for Apothecaries Hall Enterprises, LLC, 125 Edwin Road, South Windsor CT 06074, prepared by J.R. Russo & Associates, 1 Shoham Road, East Windsor, CT 860/623-0569, fax 860/623-2485, dated 5/21/10,
Sheet 1 of 12 Compilation plan, scale 1”=100’, last revised 5/21/10; 2/19/14
Sheet 2-11 of 12- Compilation Plans scale 1” = 40’, last revised 5/21/10; 2/19/14
Sheet 12/12 - Soil Erosion & Sediment Control Notes dated 11/13/06

CONDITIONS:

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Conditions that must be met prior to signing of mylars:

1. The name and phone number of an individual for 24 hour emergency contact for erosion control problems must be noted on the plans. Any changes in the individual responsible for emergency contact must be reported immediately to the Planning and Zoning Department.
2. A performance bond with additional amount as set by Town Engineer for each open phase with surety acceptable to the Town Attorney shall be provided by the applicant prior to the signing of the mylars.
3. The conditions of this approval shall be binding upon the applicant, land owners, and their successors and assigns. A copy of this approval motion shall be filed in the land records prior to the signing of the final mylars.

Conditions that must be met prior to issuance of permits:

4. Two set of final plans, with any required revisions incorporated on the sheets shall be submitted for signature of the commission. The signed plans shall be filed in the Planning & Zoning Office by the applicant prior to issuance of any permits and on the land records.
5. A full anti-tracking pad, or similar treatment must be installed prior to the paved apron leading onto Apothecaries Hall Road. Any erosion and sedimentation control measure must first be approved by the Town Engineer.
6. In order to ensure the site is graded in accordance with the approved plan, vertical and horizontal control points shall be setup around the entire perimeter of the parcel. Such control points shall be:
 - a) noted on the approved plan
 - b) spaced no farther than 200 feet apart; and
 - c) set in the ground with iron or steel stakes at least $\frac{3}{4}$ inches in diameter and 30 inches in length.

In addition, the applicant shall be required to provide the Zoning Enforcement Officer with as-built drawings six months after the issuance of the permit to demonstrate compliance with the approved grading plan, Any deviation from the approved plan shall be a violation and cause for revocation of the permit

7. No phase may begin until the previous phase has been substantially completed except for the phase containing the reclamation plan as indicated on the referenced plans.
8. Prior to the start of any new phase, the applicant shall submit evidence of conformance to the approved plans for the previous phases including a certified as-built survey showing finished grades.

General Conditions:

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9. A zoning permit shall be obtained prior to the start of any work or new phase. No zoning permit shall be issued until a cash or passbook bond for site restoration, erosion and sedimentation control has been submitted for that specific phase. Such bond shall be good for the life of the permit/project. Any funds that may be withdrawn by the Town for such maintenance shall be replaced within 5 days or this permit shall be rendered null and void.
10. Operation of the gravel pit may include:
 - a. Temporary grinding of stumps pursuant to the conditions of a Special Permit approval granted on April 8, 1997 and pursuant to provisions of Section 9 and 9A.5.(New section 814)
 - b. Temporary screening of excavated material pursuant to provisions of Section 9 and 9A.5. (new section 814)
 - c. Temporary crushing of rock and gravel mined on-site only with portable crushing apparatus and pursuant to provisions of Section 9 and 9A.5*.(new section 814)
 - d. Excavating, moving, piling, loading and removal of sand, gravel, fill, trees, stumps and brush. “Clean fill” as defined by Connecticut DEP standards may be brought in to the reclamation area to bring grades into conformance with the approved plans.

* Approval of a temporary crushing operation was **assumed** on August 9, 1994 when, by incorporation into the approved plans, the Commission sanctioned this use. There is no mention in any of the previous motions of a crushing facility, however the use was presented to the Commission at the public hearing on July 12, 1994. Then Planner José Giner advised the Commission on that evening that the “regulations allow for crushing plants as well; both requests (a fueling tank was the other request approved) are items to be decided at the Commission’s discretion.” A subsequent approval on April 8, 1997 was granted with the portable crusher shown on the plans. It is my opinion that in taking this action, after the effective date of the volume reduction facilities, the Commission made this a conforming use at the site. The stump grinder, screener and excavation activities are all activities that have been explicitly approved through the Special Permit process. Though no reference in any previous motions speak to the crushing operation, its approval is implied through past Commission approval of plans which show the crusher at this location.

11. The final grading shall conform to the proposed final grading as indicated on the referenced plans; but in no case shall any final slope be steeper than a rise to run ratio of 1:3, also known as a 33% slope.
12. In the event that the operation ceases before all phases are completed, the remaining land shall be graded to leave no slope exceeding 33%.
13. As each area or phase is graded to final contours, the ground shall be back covered with topsoil or loam to render it usable for growing agricultural products. All areas will require a minimum of 6 inches of topsoil in accordance with the regulations.
14. No trees, brush or stumps shall be buried on site.

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15. The driveways to the pit shall be maintained in a hard surfaced, paved condition from Windsorville (and Apothecaries) Roads inward for a minimum distance of two hundred feet. The driveways shall be cleaned regularly to minimize the dust nuisance created by exiting traffic. *(See amended motion below)*
16. An oversized gravel anti-tracking pad leading to the driveways shall be installed and maintained to further minimize dust nuisance. *(See amended motion below)*
17. The gate across the driveways into the pit shall be maintained in good condition and kept closed and locked during all times when the pit is not in operation. *(See amended motion below)*
18. A stop sign shall be maintained at the entrances to the pit during operating hours in such a way so that outgoing traffic from the pit can be reasonably expected to see it before entering Windsorville (and Apothecaries) Roads. *(See amended motion below)*
19. A “Private Property – No Trespassing” sign shall be maintained at the entrances to the pit facing outward toward Windsorville (and Apothecaries) Roads. . *(See amended motion below)*
20. The total number of loaded, or partially loaded, outgoing trucks from the pit shall not exceed an average of sixty (60) trucks per day or a maximum of three-hundred (300) trucks in any one week period, counting Monday through Friday.
21. The pit shall not be opened or operated before 7:30 a.m. and shall not be opened or operated later than 5:00 p.m. on weekdays, Monday through Friday.
22. The pit shall not be open or operated on weekends.
23. Measures to minimize the dust nuisance from the site shall be provided by the applicant for review and approval of Town staff. Additional measures are to be undertaken if required by staff if field conditions necessitate.
24. The “Best Management Practices” outlined by the Hartford County Natural Resource Conservation Service shall be adhered to.
25. The applicant shall adhere to all conditions of their Inland Wetlands Permit.
26. The vegetation (trees) to be removed shall be accomplished in one step and the topsoil shall be stripped off and stockpiled immediately or a temporary vegetative cover implemented.
27. Certified as-builts showing contours of completed and active areas shall be submitted to the Planning and Zoning Department no later than July 1 of each year that this permit is in effect.

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28. Finished grades may not be closer than 8' to the water table.
29. There shall be no on-site maintenance of equipment unless it is a clear emergency. Town staff shall be notified if such emergency exists.
30. There shall be no bulky waste or debris disposal allowed on the site. The operator of the pit shall provide adequate security measures to prevent unauthorized waste disposal. Any unauthorized disposal shall be cleaned up and disposed of off site by the operator of the pit.
31. The project shall be carried out in phases as shown on the plans.
32. All trucks and equipment shall be parked off-street.
33. Upon completion of the excavation, the land shall be cleared of all debris and a minimum of six (6) inches of topsoil shall be spread over any disturbed areas.
34. Additional drainage and erosion control measures are to be installed as directed by town staff if field conditions necessitate.
35. Any modifications to the proposed drainage for the site plan is subject to the approval of the town engineer.
36. This project shall be executed and maintained in accordance with the approved plans and conditions. Minor modifications to the approved plans which result in lesser impacts may be allowed subject to staff review and approval.
37. By acceptance of this permit and conditions, the applicant and owner 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.
- 38. This approval shall expire one year from date of approval (or last approval) or upon completion of the project, whichever occurs first, and is renewable on an annual basis.**
39. All requirements of Section 814 of East Windsor Zoning regulations effective October 1, 2007 shall apply to this permit, inclusive of the following:
 - 814.3j - STABILIZATION , TEMPORARY: Upon completion of the workday, proper measures shall be taken to restore a slope not exceeding 1 foot rise to 1.5 foot run. Temporary stockpiles, and areas left open for any extended time should be planted with a grass seed, or other sufficient temporary ground cover. Additional erosion control measures such as spreading of hay or erosion control blankets may be required during the non-growing season,
 - 814.3k - STABILIZATION, PERMANENT: As each area or phase is graded to final contours, the ground shall be covered with a minimum of 6 inches of topsoil or loam and

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seeded with a perennial grass and maintained until the area is stabilized and approved by the Commission.

814.3q - DEPTH TO WATER TABLE: A minimum of 8 feet from finished grade to depth of water table shall be maintained. At no time shall excavation exceed the approved finished grade. Subsoil must remain native and undisturbed. Reports of actual grade shall be submitted once grade reaches 18 feet above water table. Reports shall be submitted at every 2 foot intervals, or quarterly, whichever occurs first. The applicant must show the depth of existing water table relative to proposed finished grades

814.3 r - EXPIRATION OF PERMIT: **The Special Use Permit shall expire one year from date of approval.** Permit may be renewed on an annual basis. An as-built of the entire site prepared by a licensed land surveyor or engineer will be required before an extension can be granted. Failure to renew a permit is cause for revocation.

814.4c1 – the amount of material to be excavated or removed per phase should be submitted.

814.4c2 – the proposed time frame for excavation activities should be addressed. This should include the timing of all phases which are under operation.

814.4c3 – the proposed number and types of trucks should be addressed. This should include all proposed truck traffic with all open phases. See note #20.

A full anti-tracking pad, or similar treatment must be installed prior to the paved apron leading onto Apothecaries Hall Road and properly maintained. Town Engineer Norton should approve any such treatment, which must be installed as soon as agreed upon.

40. An annual as-built survey of the excavation completed is required, to show that the excavation conforms to the approved site plan per Chapter 814.4

Devanney moved/Thurz seconded/

DISCUSSION: Town Planner Whitten noted in Conditions #15, 16, and 17 and where the singular driveway or entrance appears it should be identified in the plural – “driveways or entrances”.

MOTION: To AMEND the motion to reflect under Conditions #15, 16, 17, and where the singular driveway or entrance appears it should be identified in the plural – “driveways or entrances”.

Devanney moved/Thurz seconded/

**VOTE ON AMENDED MOTION: In Favor: Devanney/Ouellette/Sullivan/Thurz
Opposed: No one**

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Abstained: Gowdy (not present during initial presentation)

VOTE ON ORIGINAL MOTION: In Favor: Devanney/Ouellette/Sullivan/Thurz
Opposed: No one
Abstained: Gowdy (not present during initial presentation)

Speaking from the audience Mr. Burnham noted he has two Applications before the Commission this evening; he offered to allow the Applicant for the River Valley Fellowship Church to be heard before him rather taking the Applications as they've been posted on the Agenda.

MOTION: To GO OUT OF ORDER and hear as the next item of business the Public Hearing for the Application for River Valley Fellowship Church for a Special Use Permit (per Section 304) to allow a church at 2 North Road, owned by Sofia's Plazas, LLC.

Devanney moved/Gowdy seconded/

DISCUSSION: None.

VOTE: In Favor: Devanney/Gowdy/Ouellette/Sullivan/Thurz
(No one opposed/No abstentions)

NEW PUBLIC HEARING: River Valley Fellowship Church - Special Use Permit (per Section 304) to allow a church at 2 North Road, owned by Sofia's Plazas, LLC. [B-2 Zone; Map 112, Block 17, Lot 1] (*Deadline to close hearing 6/17/2014*)

Chairman Ouellette read the Hearing description. Appearing to discuss this Application was Attorney Thomas Fahey, representing the Applicant; Reverend Edward Moser, Pastor of the River Valley Fellowship Church, and Despina Tartsinis, owner of Sofia's Plaza were also present.

Attorney Fahey submitted the affidavit for posting the Public Hearing sign, and the original copy of the Certified Mailing list.

Attorney Fahey reported the assembly is growing and has been looking for a location to accommodate a larger congregation. There are a couple of vacant units in Sofia's Plaza; the assembly anticipates occupying a 2,500 square foot unit at 2 North Road in the rear. Approximately 50 or 55 people currently attend Sunday services; use of the 2,500 square foot unit would handle 150+/- congregants. A plan reflecting the current parking availability has been submitted with the Application; Attorney Fahey felt parking shouldn't be a problem.

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Reverend Moser reported the assembly is currently meeting at the Windsor Locks Senior Center. Bible study and Services – for 40 or 50 people - would be held in Sofia’s Plaza on Sunday mornings between 9 and 11:30; they would also hold Christian education classes – for a dozen or so people - a couple times a week from 6 to 8 p.m. Discussion followed regarding the proximity of “The Brewery” and its popularity, particularly on Friday nights. Reverend Moser reported he discussed the church use with the owners of The Brewery; they felt everyone could accommodate each other. It was noted parking is available throughout the plaza although some spaces would be walkable distance from the proposed location.

Attorney Fahey noted he has submitted an existing Site Plan; the requested/required information has been added. Chairman Ouellette questioned the notation for submission of a mylar. Town Planner Whitten noted that the original plans submitted didn’t show the property lines for the various parcels as is required for all Special Permit Applications; she is requesting/requiring that a mylar be filed showing all property lines, cross easements, and clarifying the location of the church.

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

The Commissioners had no further questions.

MOTION: To CLOSE the Public Hearing on the Application of River Valley Fellowship Church for a Special Use Permit (per Section 304) to allow a church at 2 North Road, owned by Sofia’s Plazas, LLC. [B-2 Zone; Map 112, Block 17, Lot 1].

Devanney moved/Gowdy seconded/

DISCUSSION: None.

**VOTE: In Favor: Devanney/Gowdy/Ouellette/Sullivan/Thurz
(No one opposed/No abstentions)**

MOTION TO APPROVE the Application of River Valley Fellowship Church and owner Sofia’s Plazas LLC requesting a Special Use Permit per Chapter 304 to establish a church use within a tenant space at Sofia’s Plaza at 2 North Road, Assessors Map 112, Block 17, Lot 1, in the B-2 Zone.

Said permit is subject to the following conditions:

Referenced Plans:

Building Modification Plan prepared for River Valley Fellowship Church at Sofia’s Building III 2 North Road, rear East Windsor Ct prepared by LP Consultants LLC 6 Hummingbird Lane, Enfield CT 060682-5709 dated 3/19/14 S-1 and S-2

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Site Plan prepared for River Valley Fellowship Church, North Road & Prospect Hill Road, East Windsor, CT., by J. R. Russo & Associates, LLC, 1 Shoham Road, East Windsor, CT., 06088; Phone 860-623-0569; Fax 860-623-2485.

-Conditions which must be met prior to signing of mylars:

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

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

3. One set of final plans and one set of mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. One set must be filed on the land records, One set shall be filed in the Planning and Zoning Department.
4. A cash (escrow) or passbook bond (made out to the applicant AND the Town of East Windsor) shall be submitted for sedimentation and erosion control maintenance and site restoration during the **construction of the project**. Any funds that may be withdrawn by the Town for such maintenance or restoration shall be replaced within five (5) days or this permit shall be rendered null and void. The applicant's engineer shall submit an estimated cost of the E & S controls to the Town Engineer. The amount of said bond shall be determined by the Town Engineer. (*Not Applicable*)

Conditions which must be met prior to certificates of compliance:

5. Final grading and seeding shall be in place or a bond for the unfinished work submitted. *N/A*
6. Final as-built survey showing all structures, pins, driveways and final floor elevations as well as spot grades shall be submitted. *N/A*
7. 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 not 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:

8. In accordance with Chapter 900.3.h of the Zoning Regulations, any approval of a site plan application shall commence the construction of buildings within **one year from the date**

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of approval and **complete all improvements within five years of the date of approval**, otherwise the approval shall become null and void, unless an extension is granted by the Commission.

9. A Zoning Permit shall be obtained prior to the commencement of any site work.
10. This project shall be constructed and maintained in accordance with the filed plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.
11. Any modifications to the proposed drainage or grading for the site plan is subject to the approval of the town engineer.
12. Additional erosion control measures are to be installed as directed by town staff if field conditions necessitate.
13. 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.
14. All required landscaping shall be adequately maintained.

Additional Condition:

15. **Church fully acknowledges location of liquor use within same building, and takes no issue to its proximity with the church and church uses.** *(See Amendment below)*

Devanney moved/Gowdy seconded/

DISCUSSION: Town Planner Whitten recommended addition of one additional condition – “Church fully acknowledges location of liquor use within same building, and takes no issue to its proximity with the church and church uses.”

AMENDED MOTION: To AMEND the motion to approve the Application of the APPROVE the Application of River Valley Fellowship Church and owner Sofia’s Plazas LLC requesting a Special Use Permit per Chapter 304 to establish a church use within a tenant space at Sofia’s Plaza at 2 North Road to include the additional condition recommended by Town Planner Whitten.

Devanney moved/Gowdy seconded/

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DISCUSSION: Attorney Fahey indicated the amendment is acceptable to the church.

VOTE ON AMENDED MOTION:

VOTE: In Favor: Devanney/Gowdy/Ouellette/Sullivan/Thurz
(No one opposed/No abstentions)

VOTE ON ORIGINAL MOTION:

VOTE: In Favor: Devanney/Gowdy/Ouellette/Sullivan/Thurz
(No one opposed/No abstentions)

NEW PUBLIC HEARING: **John Burnham** - Special Use Permit (per Section 408) to allow a rear lot at 2 Rye Street. [R-2 & B-2 Zones; Map 88, Block 38, Lot 11] (*Deadline to close hearing 6/17/2014*)

Chairman Ouellette read the Hearing description. Appearing to discuss this Application was Jay Ussery, of J. R. Russo & Associates, LLC, representing the Applicant, John Burnham. As noted earlier, Mr. Burnham was present in the audience.

Mr. Ussery submitted an affidavit regarding the posting of the Public Hearing sign, and the original list of Certified Mailing list.

Mr. Ussery reported the Application is for a Special Use Permit to allow creation of a rear lot at 2 Rye Street. The location contains an existing house with basement garage and outbuilding which was originally the Broad Brook Gardens greenhouse; the existing home and greenhouse are served by a bituminous driveway. The proposal creates a 39,000 square foot rear lot with 76' frontage. The remainder of the parcel contains approximately 12 acres. This parcel abuts the Broad Brook Elementary School and runs nearly to Mill Street; the parcel actually contains a 10' right-of-way to Mill Street. The parcel contains wetlands to the north, and to the back of the site; the wetlands have been delineated by John Ianni. At the request of the Inland Wetlands Commission a Conservation Easement approximately 70' x 250' running parallel with the property line for the new lot has been granted; the Inland Wetlands Commission approved an Inland Wetlands Permit at their recent meeting. Mr. Ussery indicated there is sanitary sewer available in Rye Street; the Applicant has received a letter from the Water Pollution Control Authority (WPCA) attesting to the availability of sewer capacity. Public gas and water are also available to the site. A separate driveway approximately 350' in length will provide access to this rear lot; the apron will be paved. Evergreens will be planted between the driveway and the existing residence for screening. Town Engineer Norton has submitted a memo dated 5/1/2014 indicating his comments have been addressed.

Chairman Ouellette questioned the 10' right-of-way to Mill Street; does it affect the definition of a rear lot? Mr. Ussery indicated the right-of-way is in the Land Records. At 10' the right-of-way doesn't meet the requirements for a rear lot; if it did they might have been able to create

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two rear lots, which would then have become a subdivision.

Mr. Ussery indicated the Applicant's intention was to give a large part of this land to the school system but they weren't interested. Discussion followed regarding the status of the proposal to give land to the school system; Mr. Burnham noted the school system has rejected that proposal but the offer is not off the table. Discussion continued regarding the reasoning behind the decision; Town Planner Whitten felt there was concern as to where the money would come from for improvements to the parking lot.

Chairman Ouellette raised the following questions

- **People routinely park along Rye Street:** is the driveway for this lot in proximity to the areas routinely used for on-street parking? Town Planner Whitten indicated she had no issues with the plan as proposed.
- **Evergreen screening along proposed driveway:** Mr. Ussery suggested Staff participate in a site visit prior to construction of the driveway to ascertain if the proposed screening will be sufficient, or will need to be expanded.
- **Driveway topography:** is there a flat landing area within the driveway? Mr. Ussery noted various elevations relative to the driveway construction; a flat area would be constructed near the proposed dwelling location.

Chairman Ouellette queried the Public for comments; no additional requests were made to add public comments.

Chairman Ouellette queried the Commissioners for comments; no one had any additional questions. Town Planner Whitten indicated she was ok with the plan as submitted; she had no recommendations for additional conditions.

MOTION: To CLOSE the Public Hearing on the Application of John Burnham for a Special Use Permit (per Section 408) to allow a rear lot at 2 Rye Street. [R-2 & B-2 Zones; Map 88, Block 38, Lot 11.

Devanney moved/Gowdy seconded/

DISCUSSION: None.

**VOTE: In Favor: Devanney/Gowdy/Ouellette/Sullivan/Thurz
(No one opposed/No abstentions)**

MOTION TO APPROVE the Application of John Burnham for a Special Use permit to create a rear lot at 2 Rye Street, (Map 88, blk 38, Lot 11, R-2 and B-2 Zones). 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:

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Special Permit/Rear Lot, 2 Rye Street, East Windsor CT applicant/owner John Burnham, 178 Scantic Rd, East Windsor CT prepared by J.R. Russo & Assoc., LLC 1 Shoham Rd East Windsor CT 06088 860/623-0569, 860/623-2485 fax dated 3/3/14

- 1/5 Cover Sheet
- 2/5 Special Permit /Rear Lot
- 3/5 Topographic Plan
- 4/5 Erosion control notes & Details
- 5/5 Detail Sheet

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, 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 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.

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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 not been completed, the Zoning Officer may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.
11. Any approved Conservation Easements must be filed on the land records and medallions demarcating the easement must be in the field.

General Conditions:

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.

Devanney moved/Gowdy seconded/

DISCUSSION: None.

**VOTE: In Favor: Devanney/Gowdy/Ouellette/Sullivan/Thurz
(No one opposed/No abstentions)**

MOTION: To TAKE A FIVE MINUTE BREAK

Devanney moved/Gowdy seconded/

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mini-colonial village concept, and perhaps partnering with other organizations. Mr. Ussery noted there would be 17 parking spaces available on site, including existing and those proposed under this Application. Parking appears adequate based on current activities.

- **Joining of the two parcels:** Mr. Ussery reported that will be accomplished via quit claim deed; the merging of the properties is not accomplished via approval of this Application. When the properties are combined building coverage will be 15.3% - while 20% is allowed, and there will be 35.5% impervious coverage – where 65% is allowed.
- **Building addition on recently purchased building – what’s proposed:** Mr. Ussery and Mr. Burnham reported that addition currently exists and has been part of that building for some time; Mr. Ussery suggested revising the label to clarify the addition is not new work.
- **Adequacy of driveway circulation for busses:** Mr. Ussery noted they worked out the circulation pattern within their office and found the radius adequate for navigating a bus through the driveway. Mr. Ussery noted the proposal is for one-way traffic through the driveway; signage will be installed to assist drivers. Mr. Ussery confirmed approval for the second curb cut will be required from the DOT.
- **Sight line:** Chairman Ouellette noted the existence of a 15’ maple near the new driveway; will it create sightline problems? Mr. Ussery felt it wouldn’t. Discussion followed regarding the removing the tree, or trimming branches.
- **Signage – any enhancements proposed:** Mr. Ussery indicated nothing additional is anticipated at this time. Mr. Burnham noted there is the possibility an Eagle Scout may install a flag pole. The Commission concurred no additional application would be required for the flag.
- **Lighting:** Mr. Burnham reported there are no nighttime activities proposed at this time. Town Planner Whitten noted the Historical Society could return with a lighting plan if necessary.

Chairman Ouellette queried the public for comments:

Jason Bowsza, speaking as a resident: the long-term plan is very much in keeping with the rural character of the town; he urged the Commission’s consideration for approval of the project.

John Burnham: expressed his pleasure at accomplishing the acquisition of the adjacent property, the cooperation of the neighbors, and the approval of this Application so quickly. Commissioner Sullivan suggested this Application/proposal is an example of creating a destination location in East Windsor.

MOTION: To CLOSE the Public Hearing on the Application of the East Windsor Historical Society for a Special Use Permit to allow the relocation of historical buildings and construction of associated parking, driveway and sidewalks at 113-115 Scantic Road. [B-1 Zone; Maps 54 & 64, Block 32, Lots 27 & 28A].

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Devanney moved/Gowdy seconded/

DISCUSSION: None.

VOTE: **In Favor:** Devanney/Gowdy/Ouellette/Sullivan/Thurz
(No one opposed/No abstentions)

MOTION TO APPROVE the Application of owner East Windsor Historical Society requesting a Special Use Permit per Chapter 304 to expand the existing museum site with additional historical buildings and associated improvements at 113-115 Scantic Road. Assessors Map 54 &64, Block 32, Lot 27 and 27A, in the B-1 Zone

Said permit is subject to the following conditions:

Referenced Plans:

Sheet 1/1 - Site Plan for East Windsor Historical Society , 113-115 Scantic Road, AKA Conn Rte 191, East Windsor CT Map 54 & 64 Blk 32, Lot 27 & 28A Zone B-1 prepared by J.R. Russo & Associates, LLC , 1 Shoham Road, East Windsor CT 06088 860/623-0569, 860 623-2485 dated 2/11/14 scale 1" = 20'

-Conditions which must be met prior to signing of mylars:

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

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

3. One set of final plans and one set of mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. One set must be filed on the land records; one set shall be filed in the Planning and Zoning Department.
4. A cash (escrow) or passbook bond (made out to the applicant AND the Town of East Windsor) shall be submitted for sedimentation and erosion control maintenance and site restoration during the **construction of the project**. Any funds that may be withdrawn by the Town for such maintenance or restoration shall be replaced within five (5) days or this permit shall be rendered null and void. The applicant's engineer shall submit an estimated cost of the E & S controls to the Town Engineer. The amount of said bond shall be determined by the Town Engineer.

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Conditions which must be met prior to certificates of compliance:

5. Final grading and seeding shall be in place or a bond for the unfinished work submitted.
6. Final as-built survey showing all structures, pins, driveways and final floor elevations as well as spot grades shall be submitted.
7. 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:

8. In accordance with Chapter 900.3.h of the Zoning Regulations, any approval of a site plan application shall commence the construction of buildings within **one year from the date of approval** and **complete all improvements within five years of the date of approval**, otherwise the approval shall become null and void, unless an extension is granted by the Commission.
9. A Zoning Permit shall be obtained prior to the commencement of any site work.
10. This project shall be constructed and maintained in accordance with the filed plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.
11. Any modifications to the proposed drainage or grading for the site plan is subject to the approval of the town engineer.
12. Additional erosion control measures are to be installed as directed by town staff if field conditions necessitate.
13. 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.
14. All required landscaping shall be adequately maintained.

Devanney moved/Gowdy seconded/

DISCUSSION: None.

VOTE: In Favor: Devanney/Gowdy/Ouellette/Sullivan/Thurz

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(No one opposed/No abstentions)

NEW BUSINESS: John Galinski - Modification of Approved Site Plan to install underground utilities, modify parking area and designate parking spaces for each use at 227, 227-R and 229 South Main Street. [B-2 Zone; Map 12, Block 23, Lot 1-2] (*Deadline for decision 6/26/2014*)

Chairman Ouellette read the description of this Item of Business. Appearing to discuss this Application was the Applicant, John Galinski. Mr. Galinski received approval in 2012 to construct a warehouse/garage, allow a residential use over commercial space, and allow a contractor's storage yard. Mr. Galinski reported he has revised his plans effective 5/1/2014 to reflect a change in use for the new building. He has secured two tenants for the building; the first tenant will occupy the first two bays for "detailing", while the second tenant will use the remaining three bays for maintenance of smaller trucks. Mr. Galinski noted he will be tearing down the smaller building – which was to be used for storage; he will now use that area for parking.

Town Planner Whitten noted Mr. Galinski is also now tying into the sanitary sewer, and also installing a light on the outside of the building.

Staff and the Commissioners raised the following questions:

- **Signage:** Town Planner Whitten noted only one sign is allowed on the building, but it doesn't face the street. Mr. Galinski indicated he planned to install a sign at the street listing the 2 tenants.
 - **Will the uses be open to the public:** Town Planner Whitten reported she understood the tenants would be storing materials inside their spaces, and going to other business sites to do their work. Mr. Galinski reported the tenants would be storing their vehicles in their assigned bays.
 - **Parking:** Chairman Ouellette questioned if the tenants understand which spaces have assigned to them? Mr. Galinski replied affirmatively.
 - **Approval letter from WPCA:** Town Planner Whitten suggested the Planning Office had not received a memo but she has spoken with Art Enderle, Superintendent of the WPCA – Mr. Enderle is ok with this proposal.
 - **Location of water and gas lines:** Mr. Galinski indicated the water line is on the right of the parcel; the gas line hasn't been installed yet.
 - **Outside wood furnace:** Chairman Ouellette noted reference to the wood furnace on the plan. Mr. Galinski reported he had planned to heat his garage with it. Town Planner Whitten noted Mr. Galinski must meet all DEEP requirements with regard to installation of the furnace, AND, Mr. Galinski must acquire a Zoning Permit and a Building Permit for the furnace as well. Chairman Ouellette questioned how the furnace is addressed with regard to impervious coverage? Town Planner Whitten suggested it would be treated similarly to adding a shed, and would probably be done administratively.
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The Commissioners had no other questions; Chairman Ouellette called for a motion.

MOTION TO APPROVE the Application of owner John Galinski requesting a Site Plan Modification per Chapter 900, to add sewer, gas and water to previously approved building to be used for contractors offices/storage facility, and associated site improvements including parking and grading, located at 227, 227R and 229 South Main Street Assessors Map 12, Block 23, Lot 001-02

This approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions)

Referenced Plans:

- Improvement Location Plan prepared for 227, 227R & 229 South Main Street, East Windsor, prepared by William R. Palmberg & Son, LLC, 264 Hazard Avenue, Enfield CT 06082 860/763-3300, scale 1 " = 20' dated 3/20/14 Map 39, Blk 23, Lot 1-2

-Conditions which must be met prior to signing of mylars:

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

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

3. One set of prints and one set of final mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. Sets shall be filed in the Planning and Zoning Department.
4. A cash (escrow) or passbook bond shall be submitted for sedimentation and erosion control maintenance and site restoration during the **construction of the project**. Any funds that may be withdrawn by the Town for such maintenance or restoration shall be replaced within five (5) days or this permit shall be rendered null and void. The applicant's engineer shall submit an estimated cost of the E & S controls to the Town Engineer. The amount of said bond shall be determined by the Town Engineer.

Conditions which must be met prior to certificates of compliance:

5. Final grading and seeding shall be in place or a bond for the unfinished work submitted.
6. Final as-built survey showing all structures, pins, driveways and final floor elevations as well as spot grades shall be submitted.

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7. All public health and safety components of the project must be satisfactorily completed prior to occupancy. In cases where all of these components have not been completed, the Zoning Official may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.

General Conditions:

8. In accordance with Chapter 900.3.h of the Zoning Regulations, any approval of a site plan application shall become null and void in one year from the date of approval if the activities have not commenced and the site plan shall be considered to be disapproved, and **complete all improvements within five years of the date of approval**, otherwise the approval shall become null and void, unless an extension is granted by the Commission.
9. A Zoning Permit shall be obtained prior to the commencement of any site work.
10. This project shall be constructed and maintained in accordance with the filed plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.
11. Any modifications to the proposed drainage or grading for the site plan is subject to the approval of the town engineer.
12. Additional erosion control measures are to be installed as directed by town staff if field conditions necessitate.
13. 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
14. A cross easement or merging of lots document must be filed on the town land records prior to obtaining a zoning permit.
15. All materials stored at this site shall be clean, and may never be contaminated. Storage of contaminated material would constitute a hazardous waste or solid waste facility.

Devanney moved/Gowdy seconded/

DISCUSSION: None.

**VOTE: In Favor: Devanney/Gowdy/Ouellette/Sullivan/Thurz
(No one opposed/No abstentions)**

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Town Planner Whitten reported a consultant will be visiting East Windsor on the morning of June 18th to do an assessment of the potential for walking/biking trails. The consultant will also be giving a presentation in Windsor Locks that evening to discuss “walkable communities”.

BUSINESS MEETING/(1) Plan of Conservation & Development 2014:

Town Planner Whitten reported on the following meetings:

- Historical Preservation Commission: She met with this Commission recently; they will be holding a public meeting for POCD input at one of their future meetings.
- 5/27th PZC: Continue housing discussion workshop with consultant.
- 6/24th PZC Regular Workshop Meeting.
- 6/26th PZC Housing Workshop Meeting.

BUSINESS MEETING/(2) Signing of Mylars/Plan, Motions:

Motions: None presented for signing this evening.

Mylars:

- **RRC Management, LLC** - Site Plan Approval for construction of a 6,000 sq. ft. building addition and associated parking/driveway at 94 Newberry Road. [M-1 Zone; Map 93, Block 19, Lot 11] .
- **Plantation Properties, LLC** - 1-lot commercial resubdivision of property located at 47 Plantation Road. [M-1 Zone; Map 16, Block 49, Lot 7A]
- **38 North Road, LLC** - Site Plan Approval for construction of a gravel lot to be used for container storage at 36 North Road. [M-1 Zone; Map 113, Block 17, Lot 5] .
- **James Balch** - Modification of Approved Site Plan to allow commercial multi-tenant facility consisting of used car sales & service, auto detailing & retail sales of detailing products, contractor’s office and professional office space at 244-250 South Main Street, owned by the Estate of Monica T. Balch & All American Products. [B-2 & A-2 Zones; Map 12, Block 5, Lots 87, 88 & 89]

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 9:40 p.m.

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

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Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission