

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

REGULAR Meeting #1656 – June 24, 2014

MEETING MINUTES

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

The Meeting was called to order in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. at 7:00 P. M. by Chairman Ouellette.

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

Alternate Members: Robert Slate, and Marti Zhigailo

ABSENT: **Regular Members:** Frank Gowdy

Alternate Members: All present

Also present was Town Planner Whitten; Assistant Town Planner/Inland Wetlands Agent/and Zoning Enforcement Officer Newton.

GUESTS: Deputy Selectman Jason Bowsza, Board of Selectmen Liaison to the Planning and Zoning Commission; Jim Richards, Selectman; Terri-Ann Hahn, PLA of LADA, PC, Land Planners (accompanied by her assistants), and John Pagini, AICP; and various members of the audience..

ESTABLISHMENT OF QUORUM:

A quorum was established as four Regular Members and two Alternate Members were present.

BUSINESS MEETING/(1) Plan of Conservation & Development 2014 Housing Workshop – with LADA Consultants:

Terri-Ann Hahn, PLA of LADA, PC, Land Planners, and John Pagini, AICP opened discussion on this Housing Workshop. Ms. Hahn explained the review process for the workshop, and began by explaining vocabulary used to describe housing types and architectural styles. Ms. Hahn reviewed **existing conditions for East Windsor**, which include:

Population – 11,162, 4056 reside in Broad Brook, no census data available for Warehouse Point specifically,

Average age of residents – 42

Average household size – less than 3

Number of households – 4750

Number of children attending East Windsor schools – 1211

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Number of housing units – 5045, 50% single family units, 5% duplex, 5% mobile homes, 30% multi-family

Average age of unit – 59% pre-1970

Average number of bedrooms – 50% 2 or less

Owner occupied – 60%

Median Income - \$66,697

Single Family Median Sales Price – approximately \$200,000

Condominium Median Sales Price – approximately \$205,000

Residents live in East Windsor because: close to work – 41%, housing – 43%, neighborhood/community – 48%, birthplace – 26%

Ms. Hahn then offered the audience and Commission various choices of housing types, architectural styles, and development options. The audience responses follow:

Single family units: The audience tended to like homes with more architectural features, whether they were older/historic type homes or newer models. They liked the differing roof lines - gabled/peaked roofs, porches – especially facing the street. They tended to like an attractive street view, sometimes with sidewalks accessing the front entrance, relatively mature landscaping, and longer driveways on the newer house. With regard to newer housing the audience disliked single story ranch homes, but liked multi-story Colonial homes such as those built along Perri Lane.

McMansion – multi-story brick, gabled roof lines, architectural features such as column and window bump-outs, long curved driveway with significant landscaping:

The majority of the audience liked this structure; many felt it represented affluence and significant tax value. One audience member felt these types of homes had no place in East Windsor; other members of the audience felt these types of homes could easily be accommodated via rear lots in the smaller villages of Windsorville or Melrose.

The Commission has discussed developing village districts in Broad Brook and Warehouse Point. Ms. Hahn offered samples of existing homes for audience review and comment:

Mill houses, Main Street, Broad Brook: For those that liked the housing they liked the colonial look of the dwellings and felt they gave people the sense of village charm; people felt they belonged in the center of an older village area. People also liked that they are duplex dwellings.

Warehouse Point: The example offered was a multi-storied duplex which was devoid of architectural features. Members of the audience disliked the lack of architectural character of this example; they suggested it was basically a box.

Condominiums/apartments:

Millbrook: The audience liked Millbrook (Church Street) although they were surprised at the location. They liked that the buildings contained only a small number of units and that they were set back from the road with private parking areas back from the road as well. They liked the gabled roofs which defined the unit separation, and the architectural features defining the entrances. For those that disliked Millbrook they disliked the

uniformity of the units (all are brick buildings) and the lack of color differentiation of the façade, and one resident found it too compact.

Newberry Village: The audience tended to like the building designs and the different roof styles within each unit. They liked the smaller units, and felt it was a good example of cluster or village housing.

Mill Pond Village: In general the audience disliked this development. They found the architectural style too plain, too cookie-cutter in design. One resident described it the Walmart of housing.

The Mansions at Canyon Ridge: The majority of the audience liked this complex. They liked the depth of the architectural features, the single entrances, the private garages, and the layout of the complex. Some audience members found the complex too busy, while one audience member liked the look but not the concept.

Ms. Hahn then offered the audience examples of housing styles and streetscapes from other localities. The audience responses follow:

Multi-story streetscapes containing multi-unit development, either attached or detached units: The audience tended to like this type of development, many of which had a colonial atmosphere either via construction or architectural features such as porches. The audience tended to like this type of development for Broad Brook (44%) and Warehouse Point (22%). They liked the variety of the units and their contribution to the streetscape, and felt they were good examples of cluster housing for downtown village areas.

Multi-story (3 or more) attached structures predominantly brick, with varying façade treatments to offer as architectural features: The audience tended not to like these complexes for housing. They felt they appeared to be factories. Discussion followed. Some audience members felt this type of development would fit into the new B-3 Route 140 Business Corridor; one member of the audience suggested something similar could be done with the vacant cinema property.

Tudor-style multi-story attached multi-unit building: In general the audience disliked this type of development; they didn't like the style, and felt it looked like a building which would not stand up over time.

Multi-structure, multi-style downtown streetscape: The audience liked this concept; they felt it provided many services to residents via the varied units. They felt this type of development offered people destination options. This example offered on-street parking, with larger parking lots located on side streets to the rear of the buildings. The audience thought this development appropriate for Warehouse Point (50%) and Broad Brook to a lesser degree (20%)

Newer construction/newer design multi-story, attached multi-unit structures: Audience members felt these structures were more appropriate for office/medical office or other small business uses. They felt these types of structures would be appropriate within the B-3 Route 140 Business Corridor.

Ms. Hahn then moved the workshop on to consideration of questions regarding future growth for East Windsor.

How do you want to see East Windsor grow in the future; East Windsor should: Grow in order to enhance our community and quality of life: The majority of the audience agreed, noting if the town doesn't grow it will die.

Grow in order to maintain our economic stability: 70% of the audience agreed completely, noting the town needs to grow to create economic stability.

Grow in order to enhance and improve our schools: 44% of the audience agreed.

The most significant limitation to growth is: lack of employment, roads/traffic, lack of housing, and cost of housing, quality of schools: 70% of the audience felt the quality of the schools is a limitation; 12% felt lack of employment is an issue as well. One audience member felt the town needs more housing, but he felt the cost of housing isn't supported by the median income.

Allow no new residential growth: The majority of the audience felt East Windsor should continue to encourage residential growth. Discussion followed regarding the current availability of homes for sale vs. new construction, and the quality of construction and quality of development.

Allow limited residential growth: Members of the audience suggested East Windsor should be looking for upscale architectural quality in the right locations. Discussion followed regarding existing specific multi-unit complexes, and considered the pros and cons of each development. One member of the audience noted the proliferation of people jogging and biking within the town; he felt people were taking advantage of the community's resources.

Continue to encourage residential growth: The majority of the audience agreed.

Continue to encourage commercial growth: 75% of the audience agreed.

Where should growth occur – future residential growth should be focused in

Warehouse Point and Broad Brook: The audience also felt future residential growth could work in other areas of town, such as Melrose, Windsorville, etc.

There are areas in Town where there should be limited future residential growth: See above comment.

New residential growth should not occur on active farmland: Hot topic: Discussion followed regarding defining "active" farmland vs. farmland used for something else. Discussion also included whether the town should be involved in the regulation of farming, encouraging continuation of farming via keeping taxes low, and the inability of the town to offer financial support.

New single family homes should be allowed anywhere in town: Members of the audience suggested this question should acknowledge that locations should be subject to zoning appropriateness. Some audience members felt new single family construction should be restricted on Route 140.

New townhouses should be allowed anywhere in town: Audience members were split on this question. Some felt the location was important; the audience suggested locations should be subject to zoning appropriateness as well.

New mixed used (commercial below and housing above) should be allowed anywhere in town: Audience members were split on this question as well. Those that disagreed felt East Windsor lacks the infrastructure to support mixed used development. Some members of the audience felt mixed used development could occur along Route

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140 and Route 5. One audience member suggested existing vacant buildings in Warehouse Point and Broad Brook could be converted to mixed uses.

No new housing should be allowed along Route 5: Some members of the audience felt townhouses and apartments would be ok along Route 5.

No new housing should be allowed along Route 140: One member of the audience suggested assisted living facilities would be good in back of commercial development along Route 140. Discussion followed regarding the lack of assisted living and step-up care development within East Windsor.

Ms. Hahn concluded her presentation, noting she will go back and formalize the findings of the audience.

Town Planner Whitten noted the results of Ms. Hahn's presentation will be incorporated into the POCD website. She discussed the continuation of the process for revising the POCD.

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

Mylars/Plans:

- **The East Windsor Historical Society** - 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].
- **Thomas Kuhns** - Special Use Permit (per Section 408) to establish a rear lot at 270 Rye Street, owned by Lesa Kuhns. [A-2 & R-3 zones; Map 25, Block 42, Lot 22] .

Motions:

- **Thomas Kuhns** - Special Use Permit (per Section 408) to establish a rear lot at 270 Rye Street, owned by Lesa Kuhns. [A-2 & R-3 zones; Map 25, Block 42, Lot 22] .

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:45 p.m.

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

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(1922)