

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

**REGULAR Meeting #1667 – January 13, 2015**

**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 6:30 P. M. by Chairman Ouellette.

**PRESENT:** **Regular Members:** Joe Ouellette (Chairman), Lorry Devanney, Frank Gowdy, Jim Thurz, and Dick Sullivan.  
**Alternate Members:** Michael Kowalski, Bob Slate (arrived at 6:50 p.m.), and Marti Zhigailo.

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

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 were present at the Call to Order. Alternate Member Slate arrived shortly. Chairman Ouellette noted all Regular Members would sit in, and vote, on all Items of Business this evening.

**LEGAL NOTICE:** None.

**ADDED AGENDA ITEMS:** None.

**PUBLIC PARTICIPATION:**

Chairman Ouellette queried the audience for comments regarding items/issues not posted on the Agenda. No one requested to speak.

**APPROVAL OF MINUTES/December 9, 2014:**

**MOTION:** To ACCEPT the Minutes of Regular Meeting #1666 dated December 9, 2014 with the following amendments:

**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1667– January 13, 2015  
MEETING MINUTES**

**Page 4, NEW PUBLIC HEARINGS: Karen Lapienski, Elegant, LLC: bullet #4 Property location, second paragraph one, line nine: “suggested ~~they~~ THE seller.....”;**  
**Page 8, BUSINESS MEETING/1) Temporary Business Signs: first paragraph, line two: “This proposal is to ~~removed~~ REMOVE Condition #11.....”**

Devanney moved/Gowdy seconded/

**DISCUSSION:** None.

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

**RECEIPT OF APPLICATIONS:**

Chairman Ouellette noted receipt of the following new Applications:

1. Application of Jeffrey E. and Maria B. Ewing for a 5-lot Subdivision off of Kreyssig Road (Spring Brook Farm Subdivision) along East Windsor / Ellington town line, with one lot totally in East Windsor. [A-1 Zone; Map 136, Block 75, Lot 11]
2. Application of McCuda, LLC for Site Plan Approval for construction of a 16,800 sq. ft. industrial building and 14,000 sq. ft. future warehouse addition, and associated parking, driveway and utilities at 4 New Park Road. [M-1 Zone; Map 72, Block 19, Lot 99]
3. Application of Timothy Rodrigue for a 2-lot Resubdivision of property located at 185 Wells Road, owned by Denise E. Rodrigue. [A-1 Zone; Map 85, Block 31, Lot 1B]

**PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE:**

Nothing presented this evening.

**CONTINUED PUBLIC HEARINGS:** None.

**NEW PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1667– January 13, 2015  
MEETING MINUTES**

3

**OTHER BUSINESS:**

None.

**CORRESPONDENCE:**

Town Planner Whitten advised the Commission of the following educational opportunity:

- CBA (Connecticut Bar Association) Planning and Zoning Section, seminar entitled “Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions” being presented at Wesleyan University, Middletown, on Saturday, March 21, 2015 from 8:30 a.m. to 4:30 p.m.

**BUSINESS MEETING/(1) Terri Hahn, LADA – POCD Commercial Workshop:**

Terri Hahn, of LADA P.C. Land Planners, joined the Commission again to present her continuing investigation of the existing Route 5 Corridor. Mrs. Hahn returned to her linear composite aerial of Route 5, noting various locations/uses during her discussion. During this presentation Mrs. Hahn identified existing buildings and conditions on the west side of Route 5 from the Enfield town line to the South Windsor border. As she discovered during her previous trip along Route 5 Mrs. Hahn noted pockets of existing residential properties. She calculated approximately 90 single family residences – many of which were located on properties containing approximately ½ acre - and approximately another dozen multi-family homes. Within these residential uses many of the homes would be considered historic homes built during the late 1800s and early 1900s, while other residential uses would be considered circa 1950. The historic homes are larger in size, while the homes built after 1950 contain approximately 900 square feet. Mrs. Hahn suggested single family homes represent approximately 37% of the existing uses, while the multi-family uses represent approximately 4%. She also identified other residential uses within this corridor, including apartments or condominium complexes, mixed use commercial/residential use complexes, and two subdivisions.

LET THE RECORD SHOW Commissioner Slate arrived at 6:50 p.m.

Mrs. Hahn noted the corridor contains a significant amount and variety of restaurant uses, and a variety of other commercial, industrial, and retail uses – including 9 shopping plazas or strip malls. Mrs. Hahn also noted that there is a pocket of auto uses, including the larger auction uses and the smaller auto uses which provide support services to the auction use and the public as well. While the general perception has been that auto uses dominate the Route 5 Corridor Mrs. Hahn noted 29 auto uses which comprise approximately 14% of the existing uses.

Mrs. Hahn also discussed the variety of architectural styles experienced along the Route 5 Corridor, noting the historic era homes, the variety of the restaurant uses, and the variety of commercial uses. Smaller plazas or mixed uses were built prior to 1950 and contain several smaller tenants, while many of the large plazas were constructed with flat roofs, minimal street appeal and pavement close to Route 5. Pasco’s Restaurant, which abuts

**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1667– January 13, 2015  
MEETING MINUTES**

4

Pasco's Plaza, is an historic dwelling repurposed into an upscale restaurant, while Pasco's Plaza adjacent to the restaurant has been developed in a complimentary architectural style.

In total Mrs. Hahn identified 202 existing uses along Route 5.

Mrs. Hahn also noted large parcels of agricultural land still exist along the Route 5 Corridor; several are located within the flood plain of the Connecticut River which would prohibit residential or commercial development. Two seasonal agricultural uses – Baggott's Farms and Flower Power - are located along the frontage of Route 5

LET THE RECORD SHOW Selectman Bowsza arrived at the Meeting.

Mrs. Hahn noted several larger buildings - the cinema property, Walmart's previous location, and LaRenaissance - which are currently vacant. Discussion followed regarding current market/economic conditions. Mrs. Hahn will identify those locations on the linear aerial.

Mrs. Hahn noted again the current "undefined" area which is currently zoned TZ-5.

Discussion then turned to several of the issues raised during the previous meeting:

- Adequacy of existing infrastructure – water, gas, limited capacity of Route 5 - to support additional development.
- The effect of the existing economy on current and future development
- Concern for existing conditions – especially traffic congestion - of Route 5 itself
- Concern for current bottleneck of traffic within East Windsor due to the limitation of two lanes while Route 5 has been expanded to four lanes in both Enfield and South Windsor.
- Potential for expansion of the industrial park.
- Is there an ability to incorporate a bike path along Route 5 – perhaps within a landscape median or develop a dedicated lane on the east to encourage a bike loop along Stoughton or Abbe Road?
- Is there any ability to preserve a cluster of historic homes, and is there an ability to incorporate similar architectural styles in adjacent development?
- Is there a potential to encourage public transportation along Route 5?
- Encourage larger development near the interchanges while diminishing the size of development as locations spread out from those interchanges.
- Reconsider current zones along Route 5.
- Reconsider the "undefined area"

Mrs. Hahn will return for another workshop with the Commission.

**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1667- January 13, 2015  
MEETING MINUTES**

5

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

**Mylars:**

- **Noble East Windsor, LLC** and owner Bernard H. Lavoie for property located at 7 Winkler Road for: a 1-lot re-subdivision; and a Special Use Permit for construction of a filling station and convenience store and addition to and conversion of, existing building for warehouse and office. [B-3 Zone; Map 113, Block 24, Lot 2].

**Motions:**

- **Karen Lapienski, Elegant, LLC** - Special Use Permit to allow a vocational center for people with special abilities at 170 North Road, owned by Schiavone Realty Holding, LLC. [B-3 Zone; Map 125, Block 24, Lot 21] .

**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 8:05 p.m.**

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

Respectfully submitted,

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Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission  
(1314)