

REGULAR Meeting #1670 – March 10, 2015

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

Devanney moved/Gowdy seconded/

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DISCUSSION: None.

VOTE: **In Favor:** Gowdy/Ouellette/Sullivan
 Opposed: No one
 Abstained: Devanney/Thurz – absent

RECEIPT OF APPLICATIONS:

Chairman Ouellette noted receipt of the following new Applications:

1. Application of West River Farms, LLC for a Special Use Permit to allow a 69-lot PRD Subdivision in 4 phases located at 329, 331, 339, and 341 Scantic Road. [MFDD & A-1 Zones; Map 3, Block 34, Lots 60, 62, & 62A.]
2. Application of West River Farms, LLC for a 69-lot PRD Subdivision located at 329, 331, 339, and 341 Scantic Road. [MFDD & A-1 Zones; Map 3, Block 34, Lots 60, 62, & 62A.]

Town Planner Whitten advised the Commission neither she, nor Assistant Planner Newton, will be available to assist the Commission for their first meeting scheduled in April. The Commission considered beginning discussion of the above applications and open the Public Hearing at the March 24th Meeting; the applicant could take comments discussed at that meeting, make any necessary revisions, and be prepared to complete their presentation at the Commission's April 24th Meeting.

Chairman Ouellette questioned if these applications had been heard by the Inland Wetlands Commission; Inland Wetlands Agent Newton replied affirmatively, noting the applicant has received Inland Wetlands Permits from both East Windsor and South Windsor.

Commissioner Sullivan reported he will be absent from the March 24th Meeting but has questions regarding the Open Space allocation. Commissioner Sullivan was advised to submit written questions after picking up his packet. Town Planner Whitten noted the applicant would have to give an extension on the applications as well.

After discussion the Commission agreed to open the Public Hearing and open discussion on both applications at the March 24th PZC Meeting.

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

Nothing presented tonight under this Agenda item.

CONTINUED PUBLIC HEARINGS: None.

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NEW PUBLIC HEARINGS: Jeffrey and Maria Ewing - Special Use Permit to allow a rear lot (per Chapter 408) off of Kreyssig Road, accessed through Ellington (part of a 5-lot subdivision known as Spring Brook Farm Subdivision along East Windsor / Ellington town line) [A-1 zone; Map 136, Block 75, Lot 11], **AND, NEW BUSINESS: Jeffrey E. and Maria B. Ewing** - 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]:

Town Planner Whitten reported both the New Public Hearing Special Use Permit Application and the New Business Subdivision Application for this Applicant has been withdrawn at the request of the Applicant. The Applicant plans to return with a new proposal in the future.

MOTION: To **ACCEPT WITHOUT PREJUDICE** THE REQUEST FOR WITHDRAWAL for Jeffrey and Maria Ewing for a Public Hearing for a Special Use Permit to allow a rear lot (per Chapter 408) off of Kreyssig Road, accessed through Ellington (part of a 5-lot subdivision known as Spring Brook Farm Subdivision, **AND**, 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].

Devanney moved/Gowdy seconded/

DISCUSSION: None.

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

OLD BUSINESS: None.

NEW BUSINESS: Jeffrey E. and Maria B. Ewing - 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]:

See withdrawal without prejudice under associated Application – New Public Hearing.

BUSINESS MEETING/(1) Terri Hahn, LADA – POCD Route 5 Commercial Development Workshop:

Mrs. Hahn joined the Commission. She noted that the Commission's review of the four possible planning/development scenarios had not resulted in much consistency throughout the four plans. The map before the Commission this evening is a compilation of the development discussed at the previous meeting. Mrs. Hahn noted the new

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compilation is divided into 6 areas, including the Hotels/Restaurants Zone to the north abutting the Enfield town line, continuing south is the Highway Retail Zone, the Gateway Zone in the area of the South Water Street/Route 5 intersection, the Walkable Residential Zone which includes the school core, the Auto Uses/Inventory Storage Zone, and the Agricultural/Recreation Zone abutting the South Windsor town line. Mrs. Hahn then discussed each potential zone and identified the “focus uses”, the existing uses to remain, the street/road Improvements proposed, and the design standards.

Andy Hoffman questioned how we attract the engine to drive this potential development? He noted that when Hamilton Standard had a local facility they provided business to local restaurants as they hosted clients. When they moved from that facility it became occupied by Lincoln Institute which provides educational services to students. Those students don't take people out to lunch. How do we get the engine to instigate other business for this location? Mrs. Hahn suggested this Commission is proposing the planning process and identifies potential replacement business without being specific about what those businesses would be. Discussion followed regarding the development of this plan as a component of the POCD, which has a completion date within the next few months. Continued discussions with businesses and other commissions will be an ongoing process.

Mr. Hoffman questioned if there was the potential to widen Route 5 to four lanes? Mrs. Hahn suggested she has studied the traffic data when she developed these plans. She also noted the State DOT has indicated it will complete a traffic study for this area as well. The consideration of widening Route 5 to four lanes is still under discussion.

Mrs. Hahn explained the rationale of each component of each potential zone. Focus uses are generic uses the Commission has been considering; they may be the same as or different than the current uses. Existing uses are those present uses which the Commission feels will remain along the Route 5 corridor. Complete Street/Road Improvements identify enhancements the Commission feels will improve the corridor. They have been considering the addition of sidewalks to connect complimentary uses, such as Pasco's Commons with adjacent residential uses, the addition of bike paths along Route 5 and also connecting to Abbe and/or Phelps Roads, the addition of street trees within a landscaped median. The Commission is taking the approach to make Route 5 more pedestrian friendly. Design standards incorporates the existing architect of older buildings with complementary architecture of new designs, moves parking to the sides and rear of new construction, and connects parcels via interconnected access and eliminates curb cuts. Mrs. Hahn then reviewed each of the potential zones in relation to the components – the focus uses, the existing uses, etc.

Chairman Ouellette questioned if the hotel/restaurant zone is influenced by any potential development over the town line in Enfield; would this proposal mesh or be complementary to any of that development? Mrs. Hahn suggested it would make sense to consider complementary uses.

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Discussion followed regarding the difference between inventory car storage, auto repair, and auto sales.

Mr. Hoffman questioned what happens to a business which doesn't fit this plan? Mrs. Hahn suggested the use would not be permitted within these zones in the future but existing businesses would become non-conforming and would be allowed to remain.

Mrs. Hahn noted the Crossroads zone would be located at the intersection of Route 140 and Route 5. The Commission has been discussing the possibility of creating a pedestrian connection between Broad Brook and Warehouse Point. Commissioner Devanney questioned if the connection would include sidewalks as she is concerned with bikers traveling along Route 140 because of the heavy traffic. Mrs. Hahn suggested sidewalks would be a component of the pedestrian connection. Town Planner Whitten recalled the Commission had discussed continuing the B-3 Zone down into Warehouse Point; the addition of sidewalks was part of the discussion. Commissioner Devanney cited concern that the existing business layout would restrict sidewalks. Mrs. Hahn felt additional discussion would be warranted, as the proximity to the train station in Windsor Locks makes sense to create a pedestrian connection.

Mrs. Hahn noted the South Water Street area provides access to the Connecticut River and connects to the Gateway Zone. A bike path would be proposed along this area as it would provide pedestrian access to the train station in Windsor Locks. Mrs. Hahn suggested the Commission consider the addition of a "commuter" parking lot. Discussion continued regarding the potential for flooding along South Water Street, the distance from the Gateway Zone to the South Water Street/Bridge Street intersection – is it reasonable to believe people will bike or walk to the train station -, and changing the mindset of the community to using public transportation such as the train. Mrs. Hahn suggested it might take 30 years to implement such a plan. Mrs. Hahn noted the yellow circles located within the Gateway Zone on the compilation map identifies historic residential uses which would eventually be converted to business uses; she would like to maintain the existing architectural style. Mr. Hoffman questioned if there is the ability to widen Route 5 to four lanes in this area? Mrs. Hahn suggested there is a lot of right-of-way not taken up by the road in this area, but she felt the Commission is still deciding if they want to widen Route 5 to four lanes as to do so would change the character of the road.

Mrs. Hahn suggested the Highway/Retail Zone would include retail, restaurants, hospital services; the grocery uses already exist. She felt most of the existing uses would remain.

Mrs. Hahn suggested the Street/Road Improvements might include sidewalks into larger businesses, such as Walmart, and into Pasco's Commons. Mr. Hoffman noted the industrial park is just down the road from this area; he felt there was land within that area that could be developed. Mrs. Hahn reported the Commission intends for the industrial park to remain but further development of that area is beyond the scope of this plan.

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Design standards would include more modern but better quality architecture, parking lots of adjacent uses would be connected to eliminate curb cuts along Route 5, crosswalks would be created to encourage pedestrian use of businesses on both sides of Route 5.

Chairman Ouellette cited he has a hard time supporting more large scale retail development in “this” area. Traffic is already heavy during the day. He suggested it might work if the uses operated under different/off peak hours than the daily traffic. Discussion followed regarding off hour uses, such as fitness centers, book stores, etc.

Mrs. Hahn suggested the Walkable Residential Core Zone already has many small residential areas, but nothing connects them. She would encourage creation of the pedestrian component with the addition of sidewalks and street trees and a bike lane along Route 5. This zone would include senior housing.

Mrs. Hahn noted the Commission wants the Auto Repair/Inventory Storage Zone to remain pretty much as it now exists. They are considering adding walkways, sidewalks, and street trees to make Route 5 more aesthetically pleasing. Chairman Ouellette recalled the Commission had discussed consolidating the auto uses on both sides of the road to keep the uses in one area. Mrs. Hahn suggested she has done that on the proposed plan, but noted some storage area is within the flood plain which would prohibit construction of structures.

Mrs. Hahn noted the Agricultural/Recreational Gateway Zone includes significant amounts of flood plain. She has proposed recreation based retail along Route 5 but the rear flood plain land could contain athletic fields. She has also proposed a college campus area within this zone; the campus area would include a bike path on both sides of Route 5 and would connect to Scantic Road and maybe Phelps and Abbe Roads along private property. Historic homes could be converted to businesses, or allowed to remain as historic homes.

The Commission continued discussing the process to accomplish the actual development of this proposal.

MOTION: TO TAKE A FIVE MINUTE BREAK

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

The Commission RECESSED at 8:08 p.m. and RECONVENED at 8:18 p.m.

BUSINESS MEETING/(2) Discussion on Aquifer Protection Regulations and Map:

Assistant Town Planner Newton advised the Commission the Planning Department has now received a Level A Map of the Aquifer Protection Area. The town was previously operating under a Level B Map; the difference is that the Level A Map now clearly

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identifies the wellhead location. The Aquifer Protection Area is essentially located within the village of Broad Brook. Regulations specific to operation within the Aquifer Protection Area must be adopted. Assistant Town Planner Newton reviewed the process of adoption for the Commission. Going forward businesses proposing to do business within the Aquifer Protection Area would be subject to the Aquifer Protection Area Regulations, would file a separate Aquifer Protection Area Application which would be subject to a timeframe separate from regular zoning applications, and would receive separate permit documents.

Assistant Town Planner Newton provided the Commission with draft Aquifer Protection Area Regulations for their review. Discussion followed regarding the process for registration with DEEP for existing businesses to continue to conduct business.

OTHER BUSINESS: None.

CORRESPONDENCE:

April 8, 2015, State of Practice Transportation Planning sponsored by Connecticut Chapters Institute of Traffic Engineers and American Planning Association, Manchester Country Club, 2:00 p.m. to 7:30 p.m.

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

Mylars (PZC copy):

- **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:

- **McCuda, LLC** - 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]
- **Timothy Rodrigue** - 2-lot Resubdivision of property located at 185 Wells Road, owned by Denise E. Rodrigue. [A-1 zone; Map 85, Block 31, Lot 1B].

ADJOURNMENT:

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

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

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(2561)