

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

**REGULAR Meeting #1676 – June 23, 2015
AND
Economic Development Commission Special Meeting
Tuesday, June 23, 2015/**

MEETING MINUTES

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

The PZC Meeting was called to order in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. at 6:31 P. M. by Chairman Ouellette.

PRESENT: **Regular Members:** Joe Ouellette (Chairman), Frank Gowdy, and Dick Sullivan.
Alternate Members: Michael Kowalski, Bob Slate, and Marti Zhigailo.

ABSENT: **Regular Members:** Lorry Devanney, and Jim Thurz.
Alternate Members: All Alternate Members present.

Also present was Town Planner Whitten, and Assistant Town Planner/ZEO/Inland Wetlands Agent Robin Newton.

GUESTS: Deputy Selectman Jason Bowsza, Board of Selectmen Liaison to the Planning and Zoning Commission; Economic Development Commission Members: Andy Hoffman, and Jim Richards; Economic Development Consultant Roger O'Brien.

Press: Kyle Penn, Journal Inquirer

ESTABLISHMENT OF QUORUM:

A quorum was established as three Regular Members of the Planning and Zoning Commission were present at the Call to Order. Chairman Ouellette noted all Regular Members would sit in, and vote, on all Items of Business this evening. Following in accordance with the service rotation schedule Alternate Members Slate and Zhigailo would also join the Board regarding discussion and action on all Items of Business this evening as well.

LEGAL NOTICE:

Chairman Ouellette read the following Legal Notice, which appeared in the Journal Inquirer on Thursday, June 11 2015 and Thursday, June 18, 2015:

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- In accordance with the provisions of the Connecticut General Statutes (CGS) Section 22a-354p, notice is hereby given that the Town of East Windsor Aquifer Protection Agency (Planning and Zoning Commission) will hold a **public hearing at 6:30 p.m. on Tuesday June 23, 2015, at 11 Rye Street, Broad Brook, CT. 06016**

The Agency will hear comments on its proposed adoption of the Aquifer Protection Area Regulations. At this meeting persons may appear and be heard and written communications may be received regarding the proposed adoption of these Regulations.

Copies of the proposed Regulations are available for inspection at the Town Clerk's Office, the Planning and Development office (both located at 11 Rye Street, Broad Brook, CT. 06016) and can be found online at www.eastwindsorct.com.

Published Twice: **Thursday, June 11, 2015, and Thursday, June 18, 2015.**

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/June 9, 2015:

MOTION: **To APPROVE the Minutes of Regular Meeting #1675 dated June 9, 2015 as written.**

Gowdy moved/Slate seconded/DISCUSSION: None.

VOTE: **In Favor: Gowdy/Ouellette/Slate/Zhigailo**
 Opposed: No one
 Abstained: Sullivan

RECEIPT OF APPLICATIONS:

Chairman Ouellette acknowledged receipt of the following new Application:

1. Application of East Windsor Youth Center for a Special Use Permit to allow a Teen Center Social Club at 147 Main Street, Broad Brook, owned by Marianne and Peter Koumlelis. [B-1 Zone; Map 88, Block47, Lot 8]

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PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

Nothing presented this evening.

CONTINUED PUBLIC HEARINGS: None.

NEW PUBLIC HEARINGS – Aquifer Protection Regulations and Map:

Chairman Ouellette noted the Legal Notice associated with this Public Hearing. Appearing to discuss the presentation of the proposed regulations was Assistant Town Planner Newton.

Assistant Town Planner Newton requested a delay in opening the Public Hearing, while she returned to the Planning Office to review the publication of the Legal Notice. She felt the publication dates were not within the specified timeframe for the Aquifer Protection Regulation; if so the Public Hearing would have to be re-noticed and scheduled for a later date.

MOTION: To POSTPONE discussion for this Public Hearing until later in the Meeting.

Gowdy moved/Slate seconded/DISCUSSION: None.

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

See additional discussion later in the Meeting.

OTHER BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

CORRESPONDENCE: None.

BUSINESS MEETING/(2) POCD – Discussion with the Economic Development Commission – status – next study area:

Town Planner Whitten opened discussion by presenting two maps: 1) Warehouse Point Conceptual Village District – which outlines in black the current proposal for properties to be included in the Warehouse Point Village District, and 2) the same conceptual Village District now including the B-2 property previously approved for the big box home improvement center. Town Planner Whitten suggested that property would be a great multi-use area and would tie into the Warehouse Point Village District proposal.

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Discussion followed; Chairman Ouellette questioned if that approval for the big box use had expired? Town Planner Whitten felt the applicant had acquired an extension. Commissioner Gowdy questioned if the property would be included in the proposed Village District if the applicant wanted to continue with the application for the big box home improvement store? Town Planner Whitten replied affirmatively. She suggested this proposal is perhaps a pipe dream for the future but it is part of the planning process. She recalled that another applicant had received approval for a mixed use (further down Bridge Street) which tied into the drainage for the big box store but both proposals died due to the economy.

Town Planner Whitten suggested she isn't proposing to rezone the properties; the underlying zones would remain. She noted the area under discussion is the same area which would be considered for the Transit Oriented Development District the Commission is considering and would be associated with or compliment the development in Windsor Locks.

Commissioner Slate questioned what was the area identified as MFDD on the second map? Town Planner Whitten indicated that property is an existing apartment building.

The consensus of the Commission was to proceed with the Warehouse Point Conceptual Village District as proposed by Town Planner Whitten.

NEW PUBLIC HEARINGS – Aquifer Protection Regulations and Map (continued):

Town Planner Whitten confirmed with Assistant Town Planner Newton that the Legal Notice had been posted inaccurately. Assistant Town Planner Newton suggested re-scheduling the Public Hearing for the Commission's second meeting in July.

Chairman Ouellette questioned if anyone in the audience was present for this Public Hearing? Resident Albert Grant spoke up; Assistant Town Planner Newton gave Mr. Grant a copy of the Aquifer Protection Area Map and advised him where the proposed regulations were posted online.

Chairman Ouellette and Town Planner Whitten indicated the Public Hearing had not been opened – only announced as an Agenda item. It was noted the Legal Notice will be re-posted and the Public Hearing rescheduled for the Commission's second Meeting in July.

BUSINESS MEETING/(2) POCD – Discussion with the Economic Development Commission – status – next study area (continued):

Town Planner Whitten returned discussion to the POCD and determination of the Commission's focus regarding study areas going forward. She noted Economic Development Commissioners (EDC) Andy Hoffman and Jim Richards, and Economic Development Consultant Roger O'Brien were present tonight and would like to

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participate in this discussion. Town Planner Whitten summarized the PZC had considered the following projects for the future: 1) Continuing the Route 5 Corridor Study by identifying the vacant properties along Route 5 and the highway, and amending Zoning Regulations to reflect the results of the study; 2) further consideration of the Route 140 Business Corridor; and 3) Development of the Village Districts, with the Warehouse Point Village District as the first priority as it ties into the Transit Oriented Development occurring in Windsor Locks. She queried the Commission for priorities.

Chairman Ouellette felt the next focus area should be the Warehouse Point Village District (WHPVD) as it ties into the Transit Oriented Development (TOD) occurring in Windsor Locks. PZC Commissioner Slate concurred, noting the WHPVD has the infrastructure needed to support development. PZC Commissioner Zhaigailo agreed, suggesting that area is a gateway area, as is the area coming up Route 5. EDC Member Hoffman questioned the advantages of a Village District, and questioned if it placed restrictions on development? Mr. Hoffman felt that the effect on East Windsor regarding the transportation initiative in Windsor Locks would be dictated by the State; he felt we're really on the fringe and probably will be forced to make infrastructure changes that may not be advantageous to East Windsor. Mr. Hoffman thought the PZC should continue to concentrate its efforts on future development of the Route 5 corridor. He cited an interview with an East Windsor businessman who owns land along Route 5; that property owner didn't require frontage on Route 5 and might be willing to work with the Town regarding use of that frontage. Chairman Ouellette noted some of that information had been developed via the recent study done by a consultant. Discussion continued regarding the significant amount of residential land along the Route 5 Corridor, and its potential future use. Mr. Hoffman felt having EDC Consultant O'Brien was a benefit to the Town.

EDC Member Richards felt concentrating on the TOD and the WHPVD would be good, and something the Town could pursue for grants for sidewalks, street light, etc. He cited that a couple of years ago representatives from Windsor Locks came through with a proposal for a turnstile to reroute traffic around a rotary on East Windsor's side. Mr. Richards felt by creating the Village District East Windsor could be pro-active in prohibiting certain types of development. Mr. Richards felt a similar approach should be pursued for the Broad Brook area. He also noted the EDC had been discussing the potential for offering incentives to developers ; that proposal is now before the Board of Selectmen. Chairman Ouellette indicated he would like to see the PZC create a destination point, which he felt could be the WHPVD. Mr. Richards spoke of the need to develop a plan to guide Mr. O'Brien. He indicated his personal preference would be to development of the WHPVD.

Dick Pippin, speaking from the audience, agreed with both Mr. Hoffman and Mr. Richards. He suggested East Windsor already has nice areas which need to be preserved. He cited Windsor Lock's destruction of their historic Main Street, with little done

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regarding replacement development. Mr. Pippin suggested that was a mistake. Mr. Pippin also didn't feel we should encourage residential development along Route 5; he didn't feel it was a good place to bring up kids. He noted some parcels along Route 5 are ideal for industrial development as the infrastructure is already there.

PZC Commissioner Kowalski felt the PZC should do a study, as they did with the Route 5 area, of the WHPVD area. Town Planner Whitten noted that discussion/development of the Village District involves historic preservation; the Commission needs to consider what it wants to preserve and how that will tie into the TOD. Town Planner Whitten noted she has been told the trains will be coming in 2016; the estimated usage is 25 trains/day.

Town Planner Whitten also clarified that in working on these initiatives the PZC is not forgetting other areas of town; she cautioned staff limitations regarding assistance with these projects.

EDC Consultant O'Brien reported that at the previous EDC Meeting they had created a subcommittee to consider potential uses for the Cinema/old Walmarts/LaRenaissance properties. The intent is to talk to the property owners to determine their intentions, and discuss possible development options. Discussion continued regarding the location of these parcels, which when combined, involves significant acreage, and has frontage along Interstate highway I-91. It was noted the properties now fall under the Highway Interchange Floating Zone. Mr. O'Brien suggested East Windsor has a lot of potential; we're on the cusp of development.

Discussion continued regarding promoting East Windsor. PZC Commissioner Sullivan suggested we need to develop something to make East Windsor more attractive so developers will want to come. EDC Member Hoffman agreed with Chairman Ouellette's comments that the commission must use its head and be innovative. He cited that the Warehouse Point area has a deep history; he noted historically that it was a destination point for people coming up the river. Mr. Hoffman suggested it would be great to have a museum in the area. He also recalled that Windsor Locks destroyed their Main Street. Mr. Hoffman recalled a project prepared by UCONN for the American Heritage River Commission for which they designed walkways and gazebos along the Connecticut River. That plan could be incorporated in this development as well.

Discussion continued regarding promotion of East Windsor.

MOTION: To TAKE A FIVE MINUTE BREAK.

Gowdy moved/Sullivan seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous

The Commission RECESSED at 7:45 p.m. and RECONVENED at 7:54 p.m.

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BUSINESS MEETING/(1) Informal Discussion on Multi-family Regulations for the Elderly:

Town Planner Whitten introduced Christopher Trevisani, Director of Development for CALAMAR. Mr. Trevisani appeared before the Commission to discuss how a housing product his company offers would fit our current regulations.

Mr. Trevisani gave the Commission background information on CALAMAR, noting various communities previously developed. CALAMAR is a privately owned company.

Mr. Trevisani presented a rendering to the Commission of a 3 story building which would provide rental units for the elderly/55 and over community. The rental apartments offer this market segment an option to Active Adult Communities, or traditional rental units. The apartment complex is an independent living community – not assisted living or a nursing home – it's more of an age-restricted community designed for the older population. All of the dwelling units are under one roof as the developer didn't feel it was appropriate for tenants to go outside to collect their mail, etc. Each community is serviced by elevators within the building. Surface parking is provided; the first floor units have access from the parking lot while some of the larger units are provided detached garages.

Mr. Trevisani reported they have over 1000 residents living in their present communities. The typical tenant is 72 years old. CALAMAR offers 1 and 2 bedroom floor plans, each containing 625 square feet and 1,000 square feet respectively. Many of the residents leasing the 2 bedroom units use the second bedroom for a home office or hobby room. Leases renew on an annual basis; there are no surcharges associated with the units. Each community has a community room which can be used for events but each dwelling unit is 100% independent; each dwelling unit has its own kitchen. Each dwelling unit contains its own washer/dryer. The communities are 100% smoke-free; on-site staff is present to manage activities, etc. Each community has its own fitness room. Mr. Trevisani noted each community has an on-site property manager. The owner maintains the common areas, while each tenant must maintain the area within their units.

Mr. Trevisani suggested these communities have no impact on a town's school system. None of the dwelling units are subsidized by HUD as CALAMAR is a privately owned company. Mr. Tevisani anticipated a community within East Windsor would contain 120 to 130 units.

Town Planner Whitten suggested the current regulations under which this proposal would come through were written over 20 years ago. The communities needs have change in both demographics and the market the product would serve. Discussion followed regarding this proposal; the Commission agreed to continue discussion.

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BUSINESS MEETING/(3) Consideration of bonds vs. PA 12-182:

Town Planner Whitten referenced PA 12-182, which now prohibits the Town from bonding for items associated with completion of a development. She advised the Commission the Town has projects for uncompleted private interest (active adult/condominium) communities. These projects are being put up for tax sales as the developers are walking away from completing the projects now that the completion of infrastructure costs exceeds the revenue expected from the sale of the units. Town Planner Whitten is seeking the Commission's input – be it moratoriums on such projects or regulation changes – to remedy this problem. Discussion continued; PA 12-182 is a legislative restriction which eliminates the Town's ability to bond for road completion. Chairman Ouellette requested Town Planner Whitten research what other communities are doing.

Town Planner Whitten advised the Board the proposal for the Teen Center will come before this Commission at the next meeting. The Teen Center group was unaware of the need for review of use of their anticipated site.

BUSINESS MEETING/(4) Signing of Mylars/Plans, Motions

Mylars

- **Kings Crossing, LLC** - Special Use Permit to allow construction of material storage bins at existing contractor's storage yard at 297 North Road, owned by the Kement Family Limited Partnership. [A-1 & A-2 zones; Map 117, Block 36, Lot 43C]

Motions:

- **West River Farms, LLC** - 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]

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 9:12 p.m.

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

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(2764)