

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

**REGULAR Meeting #1684 – November 10, 2015**

***REVISED MEETING MINUTES***

**\*\*\*\*\*Document REVISED/AMENDED via Commission Review\*\*\*\*\***

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, 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:** Various audience members, applicants, and staff.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as five Regular Members and two Alternate members 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.

Chairman Ouellette advised the audience the Public Hearing for the Application of Steve Moser for a Special Use Permit/Excavation for driveway relocation and parcel regrading for property located at 55 & 57 Kreyssig Road (Sunset Valley Farms) will not be opened and no discussion will be heard this evening. The Applicant didn't post the Public Hearing signs ten days prior to the hearing. The Public Hearing will be opened when the requirement for posting the Public Hearing signs has occurred.

**LEGAL NOTICE:**

The following Legal Notice, which appeared in the Journal Inquirer on Thursday, October 29, 2015, and Thursday, November 5, 2015, was read by Chairman Ouellette:

1. Application of STP, LLC, represented by Michael V. Rock for a Special Use Permit for a change of use from a bank to a restaurant at Suite F at 142-146 North Road, owned by Walter E. Bass, Jr. [B-3 Zone; Map 124, Block 25, Lot 15]
2. Application of Steve Moser for a Special Use Permit/Excavation (per Section 814) for driveway relocation and parcel regrading for property located at 55 & 57 Kreyssig Road

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

(Sunset Valley Farms). [A-1 Zone; Map 136, Block 75, Lots 10 & 11]

**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/October 27, 2015:**

**MOTION:** To ACCEPT the Minutes of Regular Meeting #1683 dated October 27, as written.

Devanney moved/Gowdy seconded/**DISCUSSION:** None.

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

**RECEIPT OF APPLICATIONS:** None.

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

**ACCEPTANCE: West River Farms LLC** – Request for an additional 90-day extension for filing mylars for the Special Use Permit for a Planned Residential Development and a 69-lot Subdivision located at 329-341 Scantic Road. (*Previous extension granted through 12/24/2015*)

Town Planner Whitten advised the Commission the Applicant is still dealing with the paperwork associated with the deeds and working with Scout Hall. A brood of bats has also been discovered on the property; the Applicant is working with DEEP regarding the brood's relocation. The Applicant has asked for a second ninety day extension to file the mylars.

**MOTION:** To APPROVE the request for an additional 90-day extension (to March 23, 2016) for filing mylars for West River Farms LLC for the Special Use Permit for a Planned Residential Development and a 69-lot Subdivision located at 329-341 Scantic Road.

Devanney moved/Gowdy seconded/**DISCUSSION:** None.

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

**CONTINUED PUBLIC HEARINGS: Cross Roads Cathedral** - Zone Change from M-1 to HIFZ for property located at 59 Prospect Hill Road, owned by Peoples United Bank. (Map 92, Block 14, Lot 10) (*Deadline to close hearing 11/17/2015*); **AND, Cross Roads Cathedral:** Special Use Permit for modification to GDP in HIFZ; Special Use Permit for church use; and Site Plan Approval to allow construction of a 4-story, 80-room hotel with day spa and use of existing banquet facility as a public place of worship for property located at 53, 55 and 59 Prospect Hill Road, owned by Peoples United Bank. (Map 92,

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION

Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

Block 14, Lots 10, 11 & 12) [In accordance with Section 504] (*Deadline to close hearing 11/17/2015*)

Chairman Ouellette read the descriptions of both Public Hearings, and noted discussion regarding both Applications would be held concurrently. Discussion followed regarding which Commissioners would participate in the votes this evening. It was determined that Commissioners Gowdy and Devanney had familiarized themselves with the discussions which occurred during the previous meetings; therefore all Regular Members will participate in decision made regarding these Applications.

Appearing to represent Cross Roads Cathedral were Frank Borawski, of PDS Engineering & Construction (Bloomfield), Tim Coon, of J. R. Russo & Associates, LLC (East Windsor), Scott Hesketh, of F. A. Hesketh and Associates, Inc., and Pastor Sean Wiles.

Mr. Coon noted that there were some issues remaining for discussion from the previous meeting. He indicated Scott Hesketh will discuss the traffic issues. With regard to the other issues, it had been noted there was some **light spillage onto an abutting property to the north**. Mr. Coon has provided an updated Photometric Plan which shows the spillage has been eliminated by removing the pole mounted lights and replacing them with wall-mounted lights attached to the hotel.

Regarding **the light at the intersection of the site driveway which would illuminate a police officer directing traffic**, they reviewed the location again and found there is a light fixture on the pole across from the site driveway. Town Planner Whitten indicated she drove by the location this evening and could verify Mr. Coon's comment. Town Planner Whitten noted she had proposed five additional conditions this evening. Based on Mr. Coon's revised plan and comments new condition #2 regarding the street light at the site driveway can be revised and new condition #5 regarding the light spillage can be deleted.

Mr. Hesketh began his presentation. He noted the original traffic report had been submitted during the October 27<sup>th</sup> presentation; he has submitted a supplemental traffic report on 11/2/2015. The supplemental report counted traffic at the Route 5/Newberry Road/I-91 intersection; counts were taken during the 5:00 p.m. to 7:00 p.m. hours on Friday, and 12:00 noon to 1:00 p.m. on Sunday. Mr. Hesketh reported they did not do a traffic count on Saturday/Halloween. Mr. Hesketh's supplemental report indicated that 3,192 vehicles pass through that intersection during the 5:00 p.m. hour but drop to 2,339 vehicles during the 6:00 p.m. hour – the hour at which services would begin for the church. Mr. Hesketh's report also indicated that 1,867 vehicles passed through the intersection during the Sunday peak hour at 12:00 p.m. which would be the time the church's members would be leaving one service and arriving for another service. Mr. Hesketh suggested the Sunday morning background traffic volumes are considerably less.

Mr. Hesketh suggested he also prepared information to describe traffic conditions if the old Walmart/Big Y building was re-occupied. Mr. Hesketh indicated the total building square

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION

Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

footage available is 178,000+/- with approximately 50,000 square feet available within the Big Y facility which would leave approximately 128,000 square feet for the old Walmart building. Mr. Hesketh's supplemental report indicated he consulted the ITE trip generation report; that report indicated that a building the size of the old Walmart would generate a total of 477 trips during the (Friday) peak hour and a total of 401 trips during the Sunday peak hour. Mr. Hesketh suggested they assume 50% of the traffic will turn right towards the Route 5/Newberry Road/I-91 intersection. He reported that the traffic from the church use and the background traffic will cause the intersection to operate at a Level of Service C. Should 90% of the traffic turn right towards the Route 5/Newberry Road/I-91 intersection it will still operate at a Level of Service C.

Mr. Hesketh then discussed the queuing distance for vehicles leaving the site driveway. He indicated the church has people in the parking lots directing traffic out of the site. They anticipate that most of the vehicles will turn right leaving the site. Those vehicles wishing to make a left turn out of the site will experience a longer exiting time. The queueing distance southbound on Route 5 could extend for a distance of 760', which would extend back to the Big Y driveway. The church anticipates utilizing a police officer to assist with traffic exiting the site. Pastor Wiles noted about 70% of the people exit the East Hartford site, which is a larger facility, in about 15 minutes. He suggested the police officer assists during that exiting time, and then allows the remaining vehicles to exit on their own.

Commissioner Thurz addressed **traffic issues at the East Hartford church**. He reported he spoke with officers from the East Hartford Police force; they say the traffic is a mess, people are yelling at them, and traffic backs up in the neighborhood. Pastor Wiles suggested the traffic duty is on a request basis; he has not heard any complaints. Commissioner Thurz suggested the traffic duty isn't their favorite job to work. Pastor Wiles suggested UCONN is down the street; when a game lets out it is crazy for that venue. Commissioner Thurz suggested the officers were speaking of the church facility. He reported he also spoke with residents; they reported traffic is terrible. If they know the church is letting out they avoid the area. Pastor Wiles reiterated there is a 15 to 20 minute period when people are exiting the services. Commissioner Thurz suggested it happens 3 times a day, and they don't know when the special events happen. Mr. Borawski suggested comparing the church traffic to the UCONN traffic was like comparing apples to oranges; the East Windsor proposed location is in an industrial area. Commissioner Thurz suggested the facility would be located in the main commercial corridor. Mr. Borawski suggested the church capacity would be less than the banquet facility. Commissioner Thurz felt the traffic from the banquet facility would be more staggered. Commissioner Thurz reiterated he didn't feel the assistance of the police officer would work; he reiterated the complaints of the East Hartford Police officers. Mr. Hesketh reported he has talked to the Police Chief who is happy with the information provided to him. He reported the Police Chief plans to put this proposal on the agenda for the Police Commission for their approval. Commissioner Thurz didn't feel the proposal meets the requirements of the POCD; it won't help economic growth if the area is choked with traffic. Pastor Wiles reported that the exit traffic occurs for about 15 minutes between services. Will it slow down traffic? – yes. Pastor Wiles noted Easter is a big service for them; they don't do services on Christmas day. Commissioner Thurz felt the people in East Hartford tolerate it; we have a choice.

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

Commissioner Zhigailo requested **clarification of the queuing distance southbound on Route 5**. Mr. Hesketh reiterated the anticipated distance is approximately 760' – back to the Big Y driveway. He noted the exiting traffic will be assisted by the Police officer who will operate the exit as if it were signalized location. He suggested the anticipated exit time will be for a period of 15 to 20 minutes.

Commissioner Kowalski questioned if **the queue distance and elevation of the road will cause a problem for the officer seeing the line of traffic?** Commissioner Kowalski suggested Mr. Hesketh had said the officer could adjust the queue based on seeing it. Mr. Hesketh indicated the high point for the queue is past the Big Y driveway; he should be able to see. Mr. Hesketh suggested there's a 5% probability of the queue being 750'. Pastor Wiles reported their experience is that if the queue is getting too long the officer will let people move along.

Commissioner Gowdy cited **Town Engineer Norton's memo, which included a comment/concern that the police department may not be staffed adequately to provide the extra duty service.** Mr. Hesketh reported he shared the memo with the Police Chief who felt they would not have problems staffing the duty. They will offer it to East Windsor officers first, and then go to other towns if necessary. Commissioner Kowalski questioned that the church contracts with the East Hartford Police Department? Pastor Wiles replied affirmatively regarding the Saturday and Sunday services; they advise the Police Department approximately a month in advance of a special event.

Chairman Ouellette thanked Mr. Hesketh for expediting the additional information. **He agreed that the concerns regarding the Route 5/Newberry Road/I-91 intersection had been satisfactorily addressed.** Chairman Ouellette indicated he had concerns regarding the **officer's assistance at the site driveway.** He noted previous problems, and officer safety, at the site driveway for Southern Auto Sales before a light was installed. He questioned if the officer assisted control was a good long term solution. Chairman Ouellette also applauded the analysis of the assumption of a signal at the site driveway, but he questioned what the town does if the traffic conditions are found to be unmanageable with the officer's assistance? He questioned **if the church would be agree to a condition of approval to provide a subsequent traffic study after the church opens to see if any changes need to be made?** He questioned what could be done if changes are necessary? He suggested a light for a couple of hours a week was impractical; maybe the Applicant could make arrangements with abutting property owners regarding movements during certain hours; maybe no left turns out of the site. Chairman Ouellette suggested that, all in all, he is satisfied that the traffic is manageable; it will be congested at times. Pastor Wiles suggested they don't want to cause a problem; their people won't want to come to service if it's a traffic problem either. He suggested they agreed with everything the Commission has mentioned.

Commissioner Kowalski questioned **when the left turn lane would be built;** would it be built before the hotel is built? Does the Applicant have a commitment from the State regarding the left turn lane? Mr. Hesketh cited the Applicant needs to acquire the local approval before going

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

back to the State; they were in agreement with the left turn lane during the previous hotel approval.

Commissioner Zhigailo questioned **how they will handle snow removal?** Will it affect the circulation within the parking lot? Pastor Wiles explained the operation for snow removal; he suggested snow is sometimes trucked off the site during extreme snow conditions. Mr. Hesketh suggested a tractor trailer would be able to drive through the area even during a snow event. Mr. Coon concurred, noting the area in question is about 15' which is sufficient for one way traffic.

Chairman Ouellette opened discussion to the public on traffic issues.

**Kathy Pippin** suggested it sounds scary, and terrifying; she doesn't know if the church can handle the traffic issues; she isn't comfortable with the whole problem.

Chairman Ouellette questioned if the Applicant had any additional information to offer? Pastor Wiles felt they had summarized all their information.

Chairman Ouellette indicated he wanted to return to discussion of the **illumination at the site driveway**; his concern is for the officer assisting with the traffic. He questioned if the lighting could be angled more towards the intersection? Mr. Hesketh suggested adding a condition that the illumination should be provided to the satisfaction of the Police Chief.

Commissioner Gowdy also thanked Mr. Hesketh for his quick response with the additional information. He felt the traffic issue is a problem whether it's a church or a banquet facility. How does the town deal with it? Maybe the State is going to have to come in with some solutions as well. We'll be replacing an empty building that pays taxes with a use that won't pay taxes but..... He felt the Commission has raised concerns about the traffic but if we look at the big picture he felt the Pastor wants to make the use better because he wants the church to grow. Commissioner Gowdy indicated he's been convinced this is a good thing for the town. He acknowledged Commissioner Thurz's concerns about the East Hartford location but suggested that's located in a residential area while this site is commercially zoned. Although he has some reservations about the traffic Commissioner Gowdy suggested he is in favor of the application.

Commissioner Devanney agreed they did a good job with the traffic study, and answered all the questions raised. They met with the WPCA (Water Pollution Control Authority) and got their approval. She, too, has some concerns about the traffic but any use with a potential capacity of 1200 could be worse. She is ok with what 's being proposed.

Commissioner Thurz disagreed with his fellow Commissioners; he felt the traffic will be a huge issue. Commissioner Thurz felt the Commission was letting the people of East Windsor, which they serve, down.

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

Chairman Ouellette questioned the **location of the dumpster** for the hotel? Mr. Coon suggested it would be located in the back rear corner; it would be located on a concrete pad and would be screened with a fence.

Chairman Ouellette questioned **the building lighting**; would they be wall packs shining downward? Mr. Coon indicated they would be full cut off “forward thrown” lighting. Mr. Coon noted they are not doing anything with the existing site lighting; poles for the hotel lighting would be 20’ in height.

Chairman Ouellette questioned **what the area in green on the Site Plan represented?** Mr. Coon reported that is an area of easements; it’s brush and woods which the Applicant doesn’t plan to change. Chairman Ouellette also noted that when vehicles make a left turn out of the site they must look to the right; **there is an earthen embankment to the right that can obstruct vision.** Mr. Coon indicated they will be doing some grading in that area to cut it back for the curb cut which will make the visible area more exposed. The area will eventually be lawn.

Chairman Ouellette questioned **if the hotel plans include a day spa within the footprint?** Mr. Borawski believed it did as the proposal is being made by the same architect who made the previous approval. Mr. Borawski felt only the number of rooms have changed. Commissioner Zhigailo suggested she understands the hotel business is tough; she felt they will need a certain number of rooms to make it. She questioned **if the reduction in the number of rooms will make a difference for a hotel chain? She noted discussion has focused on a possible restaurant.** Chairman Ouellette clarified that alcohol is not part of the current approval as the Application wasn’t advertised with an alcohol use. Commissioner Zhigailo questioned if having the church there will be an issue for the hotel chain? Pastor Wiles suggested they have talked to some hotel chains already; they want to have between 80 and 100 rooms, while the 80 rooms works for the church. The hotel chains are looking to make a profit of \$500,000 per year. Regarding the other issues, Pastor Wiles indicated he understood they would need to return to this Commission for their approval. While the church would be interested in the hotel having a restaurant the hotel itself is something the church has wanted for a long time. Pastor Wiles also suggested the inclusion of the hotel provides a tax base for the town. Commissioner Zhigailo questioned how the proposed use fits with the POCD and the neighborhood? Does having the church there dictate what others can do with their properties? Town Planner Whitten noted the only thing the church will have an effect on is if someone can have alcohol within 100’ but that can be taken care of with a text amendment.

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

Chairman Ouellette queried the Commissioners for additional questions? Commissioner Kowalski questioned **how this use fits the POCD; he cited the Commission’s recent study for the Route 5 corridor.** Chairman Ouellette clarified that study is a proposal/consideration for a future POCD and has not yet been approved by the Commission. Commissioners must consider the proposed use for the northern business corridor under the current POCD. Town Planner

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION

Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

Whitten clarified that the current POCD says this area should be developed as the HIFZ. The proposal is for the reuse of the banquet facility and still fits the POCD.

Town Planner Whitten suggested perhaps the church could advise the Police Department when the special events will be held, and perhaps advertise them on their website so the public will be aware as well. Town Planner Whitten also provided the Commission with a memo regarding the RLUIPA Act (Religious Land Use and Institutionalized Persons Act) which addresses Federal zoning for Religious land uses. See Attachment A.

Discussion returned to consideration of the additional conditions suggested this evening. Condition #5 can be eliminated as the issue of light spillage has been addressed. Condition #2 was revised to clarify illumination to ensure safety for the officer assisting with traffic at the site driveway. Chairman Ouellette questioned if Pastor Wiles would agree to the additional traffic study – perhaps in 3 months to give the church time to establish a routine? Pastor Wiles was in agreement with the 3 month suggestion.

Chairman Ouellette queried the Commission if they were ready to consider approval of the Applications?

**MOTION:** To CLOSE the Public Hearings on the Application of Cross Roads Cathedral for a Zone Change from M-1 to HIFZ for property located at 59 Prospect Hill Road, owned by Peoples United Bank. (Map 92, Block 14, Lot 10); AND, Cross Roads Cathedral for a Special Use Permit for modification to GDP in HIFZ; Special Use Permit for church use; and Site Plan Approval to allow construction of a 4-story, 80-room hotel with day spa and use of existing banquet facility as a public place of worship for property located at 53, 55 and 59 Prospect Hill Road, owned by Peoples United Bank. (Map 92, Block 14, Lots 10, 11 & 12) [In accordance with Section 504].

Devanney moved/Gowdy seconded/DISCUSSION: None.

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

**MOTION TO APPROVE** the Petition for **Zone Change** by applicant Crossroads Community Cathedral, and owner Peoples United Bank requesting a zone change/map amendment from Industrial 1 (M1) to Highway Interchange Floating Zone (HIFZ) for the 0.26 acre property located at Map 92, Blk 14, Lot 10 located on the west side of Prospect Hill Road, aka as number 59.. This approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions) and the following conditions:

**Map reference:**



TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION

Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

- **Cover Sheet** – “Crossroads Community Cathedral, 53, 55, and 59 Prospect Hill, Prepared for Crossroads Community Cathedral, 1492 Silver Lane, East Hartford, CT. 06118, Owner Peoples United Bank, 1391 Main Street, Springfield, MA 01103:. Prepared by J.

R. Russo & Associates, 1 Shoham Road, East Windsor, CT. 06088. Scale 1' = 100.  
Dated 9-18-15.

- **3/12** – Zone Change Plan, Scale 1" = 100', Dated 9/18/15.

**Conditions:**

1. This approval does not constitute approval of a site development plan or permit for any construction or use of the subject parcel.
2. One mylar and one paper copy of the approved zone change map must be delivered to the Planning and Zoning Department to be signed by the Chairman and one member of the Planning and Zoning Commission. The mylar shall be returned to the applicant for recording on the Town of East Windsor Land Records, while the paper copy shall be placed in the permanent file in the Planning Office.
3. A copy of this motion shall be recorded on the Town of East Windsor Land Records.

**Devanney moved/Gowdy seconded/DISCUSSION: None.**

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

**REASONS FOR THE VOTE:** Commissioner Gowdy indicated the parcel falls within the HIFZ area, meets the requirements of the POCD, and falls within the northern business corridor. Commissioner Devanney felt they have added to all the conditions asked for, and this was a place of assembly as this will be. Commissioner Thurz concurred with the comments made by Commissioner Gowdy. Commissioner Sullivan suggested approval creates consistency of the zoning within the area. Chairman Ouellette agreed with comments made by his fellow Commissioners.

**MOTION to Approve the Application of Crossroads Community Cathedral, and owner Peoples United Bank, requesting approval for a Special Use Permit/General Development Plan for reuse of the banquet facility for a church and construction of a new 80 room hotel and associated site improvements; all to be located at 53, 55, and 59 Prospect Hill Road, East Windsor, CT. Map 92, Blk 14, Lots 10, 11, and 12 in the HIFZ and M-1 Zones.  
**Conditions of Approval:****

**Referenced Plans**

- **Cover Sheet** – “Crossroads Community Cathedral, 53 , 55 and 59 Prospect Hill ,Prepared for Crossroads Community Cathedral, 1492 Silver Lane, East Hartford, CT 06118, Owner Peoples

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – **Approved as Amended**

United Bank, 1391 Main Street, Springfield MA 01103, ". Prepared by J.R. Russo & Associates, 1 Shoham Road, East Windsor, CT 06088. Scale 1" = 100'. Dated 9-18-15

• **Set Includes:**

- 2/12 - Key map 1" = 100' dated 9/18/15
- 3/12 - Zone Change Plan, Scale 1" = 100', Dated 9/18/15
  
- 4/12 – Boundary Plan, Scale 1" = 40', Dated 9/18/15
- 5/12 - General Development Plan, Scale 1"= 40', dated 9/18/15,
- 6/12 - Demolition Plan, Scale 1" = 40', dated 9/18/15
- 7/12 - Layout & Landscape Plan, Scale 1"=40', dated 9/18/15,
- 8/12 - Grading and Utility Plan, Scale 1" = 40', dated 9/18/15,
- 9/12 - Erosion & Sediment Control Notes, Scale As Noted, dated 9/18/15,
- 10/12 - Details, Scale As Noted, dated 9/18/15,
- 11/12 - Details, Scale As Noted, dated 9/18/15,
- 12/12 - Details, Scale As Noted, dated 9/18/15,

**Conditions that 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 final mylars shall contain the street numbers assigned by the East Windsor Assessor's Departments and the Map, Block and Lot numbers assigned by the Assessor's Office.
4. 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.

**General Conditions of Approval:**

5. 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 mylars shall be filed with the town clerk by the applicant, no later than 90 days from publication of decision or this approval shall be considered null and void unless an extension is granted by the Commission. One set, shall be filed in the Planning and Zoning Department.
6. The approval of this special permit and General Development Plan shall not be interpreted as an approval for site development and/or construction. An approved site plan, by the Commission, shall be required before either site may be developed. The approved General Development Plan is a concept plan and shall not be binding on the Commission for a future site plan application.
7. By acceptance of this approval and conditions, the applicant, owner and/or 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.

**ADDITIONAL CONDITIONS OF APPROVAL:**

8. Widening of the entrance way, and installation of the northbound left hand turn lane shall be implemented prior to issuance of a certificate of occupancy for the church.
9. Illumination within the right-of-way shall be provided per satisfaction of the Chief of Police at the cost of the applicant. The purpose is to illuminate the entrance area for better visibility and safety of vehicular traffic and the Police Officer directing traffic.
10. A uniformed Police Officer shall be employed at the applicant's expense to direct traffic during busy church hours. Final determination to the need of the officer shall be at the discretion of the Chief of Police.
11. That the applicant conduct and submit to the PZC (Planning and Zoning Commission) a traffic study at the site entrance on Route 5, 3 months after the opening of the church. If the findings of the study indicate a traffic safety concern, the applicant shall be responsible for those changes and costs of measures to mitigate the concern.
12. Should the hotel change substantially from an 80 room hotel with a day spa a modification of this approval shall be sought.

Devanney moved/Gowdy seconded/DISCUSSION: None

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

Opposed: Thurz

Abstained: No one

**REASONS FOR THE VOTE:** Chairman Ouellette felt the application meets the requirements for the HIFZ and in those cases where it was marginal the applicant has taken steps to mitigate those concerns, especially traffic. Commissioner Gowdy agreed with Chairman Ouellette's comments and felt that the applicant feels it's for the betterment of East Windsor. Commissioner Devanney suggested the proposal fits the POCD and fits the zone and most of the things we have asked of the applicant they have agreed to. Commissioner Thurz voted against the proposal because he felt the traffic will be a big issue, even with the officer out there. Commissioner Sullivan suggested he didn't see any real difference in this and La Renaissance as a use. He doesn't feel the traffic will be as much of a problem as people think, and there are many other events in town that operate on a seasonable basis without problems. Commissioner Sullivan didn't see any compelling reason not to approve this proposal.

**Motion to approve the Application of Crossroads Community Cathedral, , and owner Peoples United Bank, requesting approval for a SUP for a church use, to be located at 53, 55, and 59 Prospect Hill Road, East Windsor, CT. Map 92, Blk 14, Lots 10, 11, and 12 in the HIFZ and M-1 zones.**

**Referenced Plans**

- **Cover Sheet** – “Crossroads Community Cathedral, 53 , 55 and 59 Prospect Hill ,Prepared for Crossroads Community Cathedral, 1492 Silver Lane, East Hartford, CT 06118, Owner Peoples United Bank, 1391 Main Street, Springfield MA 01103,”. Prepared by J.R. Russo & Associates, 1 Shoham Road, East Windsor, CT 06088. Scale 1” = 100’. Dated 9-18-15

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – **Approved as Amended**

• **Set Includes:**

- 2/12 - Key map 1" = 100' dated 9/18/15
- 3/12 - Zone Change Plan, Scale 1" = 100', Dated 9/18/15
- 4/12 – Boundary Plan, Scale 1" = 40', Dated 9/18/15
  
- 5/12 - General Development Plan, Scale 1"= 40', dated 9/18/15,
- 6/12 - Demolition Plan, Scale 1" = 40', dated 9/18/15
- 7/12 - Layout & Landscape Plan, Scale 1"=40', dated 9/18/15,
- 8/12 - Grading and Utility Plan, Scale 1" = 40', dated 9/18/15,
- 9/12 - Erosion & Sediment Control Notes, Scale As Noted, dated 9/18/15,
- 10/12 - Details, Scale As Noted, dated 9/18/15,
- 11/12 - Details, Scale As Noted, dated 9/18/15,
- 12/12 - Details, Scale As Noted, dated 9/18/15,

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

1. 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.
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 certificates of compliance:**

3. A Zoning Permit shall be obtained prior to the commencement of any site work.

**General Conditions:**

4. 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.

**ADDITIONAL CONDITIONS OF APPROVAL:**

5. **Widening of the entrance way, and installation of the northbound left hand turn lane shall be implemented prior to issuance of a certificate of occupancy for the church.**
6. **Illumination within the right-of-way shall be provided per satisfaction of the Chief of Police at the cost of the applicant. The purpose is to illuminate the entrance area for better visibility and safety of vehicular traffic and the Police Officer directing traffic.**

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

7. *A uniformed Police Officer shall be employed at the applicant's expense to direct traffic during busy church hours. Final determination to the need of the officer shall be at the discretion of the Chief of Police.*
8. *That the applicant conduct and submit to the PZC (Planning and Zoning Commission) a traffic study at the site entrance on Route 5, 3 months after the opening of the church. If the findings of the study indicate a traffic safety concern, the applicant shall be responsible for those changes and costs of measures to mitigate the concern.*
9. *Should the hotel change substantially from an 80 room hotel with a day spa, a modification of this approval shall be sought.*

Devanney moved/Gowdy seconded/**DISCUSSION:** None  
**VOTE:** In Favor: Devanney/Gowdy/Ouellette/Sullivan  
Opposed: Thurz  
Abstained: No one

**REASONS FOR THE VOTE:** See comments made under the Special Use Permit/General Development Plan

**MOTION:** TO TAKE A FIVE MINUTE BREAK.

Gowdy moved/Devanney seconded/**DISCUSSION:** None.  
**VOTE:** In Favor Unanimous

The Commission RECESSED at 8:10 and RECONVENED at 8:21 p.m.

Chairman Ouellette reconvened the Meeting. He indicated the Commission had not completed all of the approvals for Cross Roads Cathedral; the Commission considered the decision for the Site Plan portion of the Application,

**MOTION TO APPROVE** Application of Crossroads Community Cathedral, 53, 55, & 59 Prospect Hill Road, and owner Peoples United Bank requesting approval for **Site Plan Approval** for reuse of the banquet facility and construction of a new 80 room hotel and associated site improvements, all to be located at 53, 55, and 59 Prospect Hill Road, East Windsor, CT. Map 92, Blk 14, Lots 10, 11, and 12 in the HIFZ and M-1 Zones. This approval is granted subject to conformance with the referenced plans (as may be modified by the Commission) and the following conditions:

**Referenced Plans**

- **Cover Sheet** – “Crossroads Community Cathedral, 53 , 55 and 59 Prospect Hill ,Prepared for Crossroads Community Cathedral, 1492 Silver Lane, East Hartford, CT 06118, Owner Peoples United Bank, 1391 Main Street, Springfield MA 01103,”. Prepared by J.R. Russo & Associates, 1 Shoham Road, East Windsor, CT 06088. Scale 1” = 100’. Dated 9-18-15
- **Set Includes:**
- 2/12 - Key map 1” = 100’ dated 9/18/15

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

- 3/12 - Zone Change Plan, Scale 1" = 100', Dated 9/18/15
- 4/12 – Boundary Plan, Scale 1" = 40', Dated 9/18/15
- 5/12 - General Development Plan, Scale 1"= 40', dated 9/18/15,
- 6/12 - Demolition Plan, Scale 1" = 40', dated 9/18/15
- 7/12 - Layout & Landscape Plan, Scale 1"=40', dated 9/18/15,
- 8/12 - Grading and Utility Plan, Scale 1" = 40', dated 9/18/15,
- 9/12 - Erosion & Sediment Control Notes, Scale As Noted, dated 9/18/15,
- 10/12 - Details, Scale As Noted, dated 9/18/15,
- 11/12 - Details, Scale As Noted, dated 9/18/15,
- 12/12 - Details, Scale As Noted, dated 9/18/15,

**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 mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. Mylar 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.
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

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – **Approved as Amended**

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 900.3h of the Zoning Regulations, site plan approval 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 disapproved.
9. A Zoning Permit shall be obtained prior to the commencement of any site work or change of use.
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. Any/All required landscaping shall be adequately maintained.

**ADDITIONAL CONDITIONS OF APPROVAL:**

15. **Widening of the entrance way, and installation of the northbound left hand turn lane shall be implemented prior to issuance of a certificate of occupancy for the church.**
16. **Illumination within the right-of-way shall be provided per satisfaction of the Chief of Police at the cost of the applicant. The purpose is to illuminate the entrance area for better visibility and safety of vehicular traffic and the Police Officer directing traffic.**
17. **A uniformed Police Officer shall be employed at the applicant's expense to direct traffic during busy church hours. Final determination to the need of the officer shall be at the discretion of the Chief of Police.**
18. **That the applicant conduct and submit to the PZC (Planning and Zoning Commission) a traffic study at the site entrance on Route 5, 3 months after the opening of the church. If the findings of the study indicate a traffic safety concern, the applicant shall be responsible for those changes and costs of measures to mitigate the concern.**

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

19. **Should the hotel change substantially from an 80 room hotel with a day spa, a modification of this approval shall be sought.**

Devanney moved/Gowdy seconded/**DISCUSSION:** None  
VOTE: In Favor: Devanney/Gowdy/Ouellette/Sullivan  
Opposed: Thurz  
Abstained: No one

**REASONS FOR THE VOTE:** See comments made under the Special Use Permit/General Development Plan

**NEW PUBLIC HEARINGS: STP, LLC, represented by Michael V. Rock** - Special Use Permit for a change of use from a bank to a restaurant at Suite F at 142-146 North Road, owned by Walter E. Bass, Jr. [B-3 Zone; Map 124, Block 25, Lot 15] (*Deadline to close hearing 12/15/2015*):

Chairman Ouellette read the description of this new Public Hearing. Appearing to discuss the proposal was Michael Rock, operator of Stir the Pot located within the same plaza.

Mr. Rock reported his proposal is for a small take-out pizza business – Slice of the Pie – which will be located in suite F (closest to the gas station) of Bassdale’s Plaza. There will not be servers at this location; people can sit at tables to eat their pizza on site or take it home. Mr. Rock indicated he does not plan to operate the drive-through window. Commissioner Thurz questioned that it would be similar to the operation of the Chinese restaurant in the plaza in the center of Broad Brook? Mr. Rock replied affirmatively.

Mr. Rock proposes hours of operation to be Monday through Friday 12:00 noon to 10:00 p.m, and 12:00 noon to 9:00 p.m. Saturday.

Chairman Ouellette questioned what was being done regarding **signage**? Town Planner Whitten indicated nothing is being proposed presently but a wall sign for the unit can, and the pole sign, be handled administratively

It was noted no changes are being proposed to the Site Plan. Commissioner Devanney felt there is plenty of parking to accommodate this take out business.

Town Planner Whitten referenced a memo from Mike Caronna of the North Central Health District (NCHD). The location is presently served by a septic system. Mr. Caronna cited concern that the location should be considered to hook up to the new sewer system. He also suggested installation of a grease trap for this location. Mr. Bass, speaking from the audience, indicated the septic system is pumped out annually. Mr. Rock reported he has the grease trap at Stir the Pot cleaned more frequently. Town Planner Whitten suggested the issue of the sewer connection is between the WPCA and the NCHD; see condition #2 of the proposed motion. Town Planner Whitten indicated the



TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015  
**REVISED** MEETING MINUTES – Approved as Amended

owner is agreeable to the proposed conditions of approval.

Chairman Ouellette queried the audience for comments.

**Richard P. Pippin:** suggested this proposal is a good idea, especially when he is competing with himself.

**Kathy Pippin:** reported she goes to Stir the Pot every Sunday, which offers good food and good service – better than At the Dam which takes two hours to be served.

**MOTION: To CLOSE THE PUBLIC HEARING on the Application of Michael V.**

**Rock - Special Use Permit for a change of use from a bank to a restaurant at Suite F at 142-146 North Road, owned by Walter E. Bass, Jr.**

**Devanney moved/Gowdy seconded/DISCUSSION: None**  
**VOTE: In Favor: (Unanimous) Devanney/Gowdy/Ouellette/Sullivan**

**MOTION TO APPROVE Application of owner Walter Bass Jr, and STP , LLC, represented by Michael V. Rock requesting a Special Use Permit for a change of use from a bank to a restaurant at Suite F at 142-146 North Road in the B-3 Zone (Map 124, Blk 24, Lot 015)**

This approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions) and the following conditions (subject to change at meeting per PZC discretion):

---

**Referenced Plans:**

Limited property survey Prepared for Walter E. Bass, Jr., 140, 142-46, 148, 148R 150 , 152, 154 North Road, (Rte 140) East Windsor CT prepared by Gary B. LeClair, LLC licensed Land Surveyor 57 Acorn Dr., Windsor Locks CT 06096 , 860/627-8200 dated 5/15/15 scale 1" = 40'

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

1. 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 and or issuance of any permits.

**Conditions which must be met prior to certificates of compliance:**

2. 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

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION

Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

completed, the Zoning Officer may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.

**General Conditions:**

3. In accordance with Section 900.3 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.
4. A Zoning Permit shall be obtained prior to the commencement of any site work or change of use.
5. 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.
6. Any modifications to the proposed drainage or grading for the site plan is subject to the approval of the town engineer.
7. Additional erosion control measures are to be installed as directed by town staff if field conditions necessitate.
8. 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

**Devanney moved/Gowdy seconded/DISCUSSION:       None**

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

**NEW PUBLIC HEARINGS: Steve Moser** - Special Use Permit/Excavation (per Section 814) for driveway relocation and parcel regrading for property located at 55 & 57 Kreyssig Road (Sunset Valley Farms). [A-1 zone; Map 136, Block 75, Lots 10 & 11] (*Deadline to close hearing 12/15/2015*)

Public Hearing not opened; Public Hearing signs/notification not posted by Applicant.

**OLD BUSINESS:**               None.

**NEW BUSINESS:**           None.

**OTHER BUSINESS:**

TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting – November 10, 2015

**REVISED** MEETING MINUTES – Approved as Amended

Chairman Ouellette noted the need to schedule annual review of Commission bylaws, 2016 Meeting dates, and election of officers. Town Planner Whitten proposes that review to occur for the Commission's next meeting.

**CORRESPONDENCE:** None.

**BUSINESS MEETING/(1) Discussion of Plan of Conservation & Development (POCD)**

Postponed.

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


- **Latchman Haripaul** for a Special Use Permit/Sale of Alcohol (in accordance with Section 805) to allow a package store at 124 Main Street, Broad Brook, owned by United Bank. [B-2 zone; Map 88, Block 37, Lot 10-11].
- **Harken's Landscape Supply & Garden Center, LLC** - Modification of Approved Site Plan regarding material storage and display reconfiguration. Property located at 287 South Main Street owned by Emilio & Adeline Parente and 275 South Main Street owned by LCC Partnership. [B-2 & A-1 zones; Map 02, Block 23, Lots 54, 38, 55, & 56].
- **Nick Vamvilis** – Site Plan Approval to allow a 2,100 sq. ft. addition to Maine Fish Market Restaurant located at 60 Bridge Street. [B-1 Zone; Map 111, Block 1, Lots , 40, 41 & 42]

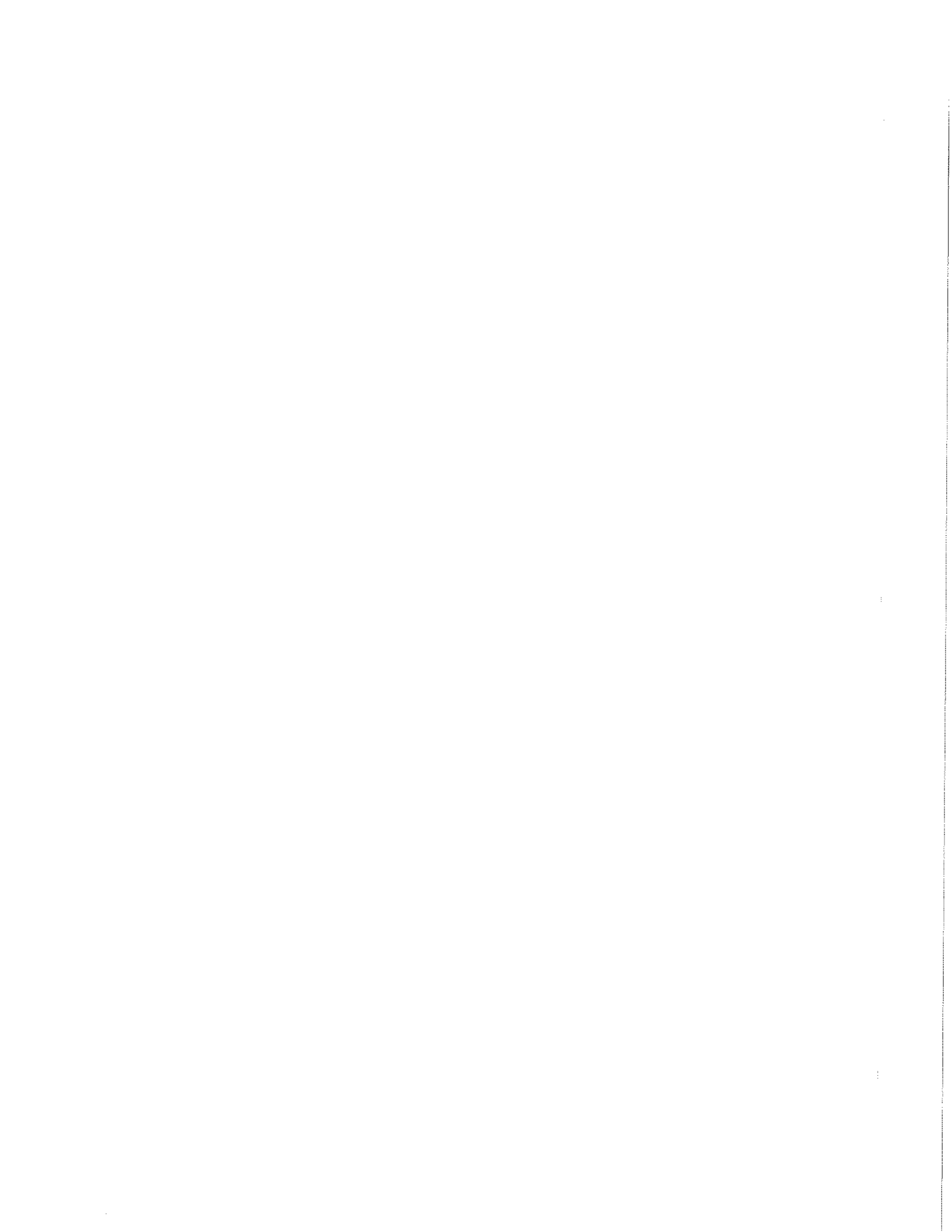
**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 9:38 p.m.**

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

Respectfully submitted,

  
\_\_\_\_\_  
Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission  
(7760)



PLANNING AND ZONING - 11/10/2015  
ATTACHMENT A



## TOWN OF EAST WINDSOR

PLANNING & ZONING DEPARTMENT

11 RYE STREET, P.O. BOX 389

BROAD BROOK, CT. 06016

FAX: (860) 623-6030

TOWN PLANNER LAURIE WHITTEN, CZEO, AICP

ZONING ENFORCEMENT OFFICER, NANCY RUDEK, CZEO

### MEMORANDUM

**TO:** East Windsor Planning and Zoning Commission

**FROM:** Laurie Whitten, CZEO, AICP

**DATE:** November 9, 2015 : (Supplement to memo of October 8, 2015)

**SUBJECT:** Application of Crossroads Community Cathedral, 53, 55, & 59 Prospect Hill Road, and owner Peoples United Bank requesting approval for – a rezone of 59 Prospect Hill Road from M-1 to HIFZ; Special Use Permit/General Development Plan and concurrent Site Plan Approval for reuse of the banquet facility and construction of a new 80 room hotel and associated site improvements; and a SUP for a church use, all to be located at 53, 55, and 59 Prospect Hill Road, East Windsor, CT. Map 92, Blk 14, Lots 10, 11, and 12 in the HIFZ and M-1 zones.

Staff would be remiss if the Commission were not informed about the RLUIPA Act. The Religious Land Use and Institutionalized Persons Act was established in 2000 by Congress. Many resources regarding this act can be found at [www.RLUIPA-Defense.com](http://www.RLUIPA-Defense.com).

In short RLUIPA (pronounced Ree-Loopa) is federal zoning for Religious landuses. Section 2000cc(A)(1) essentially states with some exceptions, that local and state government may not "impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including religious assembly or institution"

The statute also requires that state or local government must not treat "a religious assembly or institution on less than equal terms with non-religious assembly or institution". (Church v State Michael S. Giaimo and Dwight Merriam FAICP)

Generally, the law requires Landuse boards to treat religious land use activities as you would any similar secular activity (equal terms), such as other places of public assembly. In addition, no government shall impose additional requirements on a church more than any other similar use (no substantial burden).

I.E. Never restrict religious activities more than you would restrict nonreligious activities of the same type. (Dwight Merriam)

Staff Comments:

There has been some questions asked as to whether or not the church will be exempt from paying taxes. Although this seems to be of economic concern, this is an issue for the Tax Assessor, not for the PZC.

Per the Zoning Regulations, Churches are allowed in any zone with a Special Use Permit. Such a permit should only be granted if the proposal meets the criteria as set out in the regulations.

The discussions to date seem to be focused on two main issues of concern, traffic and economic development. At minimum, the PZC should be asking the following questions:

Does the proposal meet the intent of the POCD :

- a. by bringing economic development to the commercial corridor? The fact that the proposal will bring "feet to the street", such as hundreds of potential patrons coming here to shop and eat should be considered.
- b. by not creating any adverse traffic conditions. Will the proposal create more adverse traffic conditions than if the banquet facility were to be reopened? Is the applicant proposing to alleviate any traffic concerns that the proposed use might create?

Should the PZC find that the proposal does not meet the criteria of the Special Use Permit, and/or Site Plan Approval, recommendations for alternative sites, or actions and/or modifications that could be made should be presented by the PZC, should the applicant need to resubmit or ask for an extension.

Regardless of the Commission's decision, all Commissioners must state on the record the reasons for their decision.