

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

SPECIAL Meeting #1687 – December 29, 2015

******* DRAFT DOCUMENT – Subject to Commission Review/Approval*******

The Meeting was called to order in the Meeting Room of the Warehouse Point Library, 107 Main Street, Warehouse Point, 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 present

Alternate Members: All Alternate Members present

Also present was Town Planner Whitten.

GUESTS: First Selectman Maynard joined the Board before leaving to chair the Town Meeting; Terri Hahn, of LADA..

ESTABLISHMENT OF QUORUM:

A quorum was established as five Regular Members and both Alternate Members were present at the Call to Order.

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 8, 2014

See comments under Motion **DISCUSSION** regarding Commissioner Devanney's comments.

MOTION: **To TABLE approval of the Minutes of Regular Meeting #1686 dated December 8, 2015 until the Commission's Regular Meeting to be held on January 12, 2016.**

Devanney moved/Gowdy seconded/

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DISCUSSION: Commissioner Devanney felt her comments regarding the purpose of removing the hill to create the driveway discussed under the Moser Public Hearing were not reflected in the Minutes; she felt she had raised that question at least twice. The recording secretary will review the transcription to be sure Commissioner Devanney's comments are included in the Minutes.

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

RECEIPT OF APPLICATIONS: None.

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE:

Nothing reported this evening.

CONTINUED PUBLIC HEARINGS: None.

NEW PUBLIC HEARINGS : None.

OTHER BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

BUSINESS MEETING/(1) Terri Hahn, LADA – Warehouse Point Study:

Terri Hahn, of LADA, joined the Commission. She opened discussion by providing the Commission with an aerial of the existing street network within the study area – Bridge Street, North Main Street, Main Street, North and South Water Streets, and the cross streets of Dean Avenue, Spring Street, Maple Street, Scott Avenue, and Holcomb Terrace. She then asked the Commission how they perceive the existing street conditions or environment? The Commission suggested Bridge Street is the main corridor through the area, while North and South Water Streets are utilized by people to cut through to either Enfield or South Main Street. The Commission noted that South Water Street contains older historic homes closer to the intersection with Bridge Street but transitions into residential (including manufactured homes, apartments, and condominiums) after the I-91 overpass and out to the intersection of South Main Street. South Water Street also provides recreation facilities on both the east and river side of the street, and is the location of the Water Pollution Control Authority facility. South Water Street is impacted by seasonal high water and is in need of repaving. The overall street layout is a grid pattern. Most of the side streets – Dean Avenue, School Street, Spring Street, Maple Street, Scott Avenue, and Holcomb Terrace – are residential neighborhoods comprised of small lots. Could any of the residential neighborhoods be areas which a

major developer could purchase for redevelopment? Dean Avenue and School Street contain older homes; some on School Street have been renovated. Warehouse Point Fire District's first equipment storage facility – Hose House - is located on School Street as it is bisected by Dean Avenue. Spring Street runs from South Water Street across Main Street and continues on easterly south of the Keystone Box Factory. Scott Avenue runs behind the factory; Maple Street runs from Main Street easterly towards property previously approved for a large box retail facility. Maple Avenue and Spring Street end abruptly; Holcomb Terrace ends in a cul-de-sac. Gardner Street is a transitional street . both in uses and elevation. The westerly side of Gardner Street is the location of the funeral home and the American Legion facility. The State Receiving Home (Youth Facility) is located on the east side near the intersection with Bridge Street; the remainder of the street contains older residential uses. The intersection of Gardner Street and Bridge Street is difficult from an access perspective; the intersection also illustrates the elevation change at Gardner Street. Blue Ditch – a watercourse which enters East Windsor at the Enfield town line at Route 5 and continues on through Warehouse Point to the Connecticut River – is an area to be considered for green construction and *low impact* development.

The Commission noted the impact of traffic on South Water Street. People routinely use it as a cut-through to South Main Street. The street is narrow, which makes it difficult for trucks to navigate. The intersection of South Water Street and Bridge Street is proposed to be replaced with a round-about, which would eliminate the need for the current traffic light. The Commission mulled the possibility of reconfiguring South Water Street by making it one way, or blocking through access. It was noted 5,000 to 7,000 vehicles currently use South Water Street daily. Discussion continued regarding the impact of reconfiguration on the occupants of the residential units.

The Commission also considered creating new streets – one from North Water Street to North Main Street which would run behind Maine Fish and adjacent properties. The additional street would provide “feet on the street” within the business district. The possibility of a second block from the abrupt end of Maple Street up to the big box retail site was considered.

The Commission also discussed creating bike paths along South Water Street to take advantage of the scenic view of the Connecticut River. The Commission reiterated its intent to connect to the Transit Oriented Development planned for Windsor Locks.

Mrs. Hahn also provided the Commission with several aerials of various sections of the study area. The Commission spent time considering various redevelopment options within each section.

Mrs. Hahn suggested the next presentation would be held during the second meeting of February.

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It was noted an RFP for the Route 5 study being conducted by the State is going out shortly. The study will include Route 5 from the Enfield town line to the South Windsor town line. The information determined through the study conducted earlier this year by Mrs. Hahn of Route 5 in East Windsor would be useful to the larger study. Chairman Ouellette indicated he would like to be involved in the Steering Committee for the State study. Mrs. Hahn advised the Commission she has been approached to be involved. The Commission felt there would be no conflict for Mrs. Hahn.

BUSINESS MEETING/(2) Grant for Responsible Growth and Transit Oriented Development:

Town Planner Whitten provided a copy the captioned grant information for the Commission's review. She felt this grant might be available for the round-about reconfiguration at South Water Street and Bridge Street. Chairman Ouellette and Commissioner Sullivan volunteered to participate in this grant development.

BUSINESS MEETING/(3) Plan of Conservation & Development:

No discussion this evening. The Commission was requested to review, and offer input, on the draft provided previously by Town Planner Whitten.

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

Mylars:

- **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
- **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, Block 14, Lots 10, 11 & 12) [In accordance with Section 504] .

Motions: None

ADJOURNMENT:

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

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

Respectfully submitted,

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Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(1325)