

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

**REGULAR Meeting #1689 – January 26, 2016**

*MEETING MINUTES*

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

The Meeting was called to order in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. at 6:30 P. M. by Chairman Ouellette.

**PRESENT:** Regular Members: Joe Ouellette (Chairman), Lorry Devanney, and Frank Gowdy.

Alternate Members: Michael Kowalski, and Marti Zhigailo.

**ABSENT:** Regular Members: Jim Thurz, and Dick Sullivan

Alternate Members: Both Alternate Members were present.

Also present was Town Planner Whitten.

**GUESTS:** Selectman Jason Bowsza, Board of Selectmen Liaison to the Planning and Zoning Commission, and Kathy Pippin; Terri Hahn, of LADA.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as three 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.

**LEGAL NOTICE:** None.

**ADDED AGENDA ITEMS:**

Town Planner Whitten indicated she would like to discuss Farms Road under **OTHER BUSINESS.**

**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/January 12, 2016:**

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**MOTION:** To APPROVE the Minutes of the Planning and Zoning Commission Regular Meeting #1688 dated January 12, 2016 with the following amendment:

**Page 8, Public Hearing for the Application of Steve Moser, line 384:**  
“....driveway for the East at 55 & 57 Kreyssig Road.....”

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

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

**RECEIPT OF APPLICATIONS:** None.

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

Nothing presented under this Agenda item this evening.

**CONTINUED PUBLIC HEARINGS:** None.

**NEW PUBLIC HEARINGS:** None.

**OTHER BUSINESS/(1) Farms Road:** See discussion below.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None

**BUSINESS MEETING/(1) Terri Hahn – Warehouse Point Study**

Terri Hahn, of LADA, joined the Commission for an update of her ongoing study of the Warehouse Point Village area. Mrs. Hahn provided the Commission with several aerials of the study area, and reviewed various development scenarios. The Commission’s intent is to encourage development along Bridge Street north and south of Main Street to continue the older, historic architectural style while blending in newer building types. As properties change hands the older homes along the south side of Bridge Street could be converted into offices which require less parking requirements. Newer, mixed use structures, with commercial shops/uses on the street level and residential on the upper levels, could be mixed in.

Moving east from Main Street to I-91 the Commission noted the parcel previously approved for a large box retail store remains vacant as that development has not moved forward. The Commission noted the parcel is conducive to its own mixed use complex – similar to Pasco’s Commons on Route 5.

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The Commission continues to support development within the Warehouse Point Village area which would complement the Transit Oriented Development planned in Windsor Locks. The State continues to propose a round-about on East Windsor's side of the bridge at the intersection of North and South Water Street at Bridge Street. Many of the existing homes along South Water Street are older homes, many of which have suffered significant floods in 1938 and 1955, and at least the threat of high water nearly every year. As ownership changes the Commission would encourage development of multi-level homes with residential units on upper floors and parking under the homes on the street level to minimize future flood damage. The Commission's intent is to encourage multi-family development to maximize the potential for residents to utilize the improved rail transit proposed in Windsor Locks. The Commission also considered the potential for developing a dedicated bike path along South Water Street to encourage residents to benefit from the Connecticut River waterfront, and commute to the train station in Windsor Locks. The Commission discussed various bike loops within the Warehouse Point Village neighborhoods.

The Commission has been considering various options to minimize the use of South Water Street as a cut-through path to South Main Street; their intent is to reduce the traffic impact on the local neighborhoods. One option under consideration is to limit the traffic to one direction. Another option under consideration was to terminate traffic at one of the side streets, perhaps at Wagner Lane which has less residential development. Local property owners have recently partnered with a well-known developer to submit a property bounded by South Main Street, Wagner Lane, and South Water Street to the MMCT for a potential casino site. Should this location be chosen development of the casino would significantly impact this area with additional traffic. While it's anticipated that most of the casino focused traffic would enter East Windsor via Exit 44 off I-91 other local roads would be impacted as well. The Commission noted during its Route 5 study that the area between Exit 44 and south to the South Windsor line is already significantly congested, particularly during commuting hours. The Commission considered options to re-direct the casino traffic. It was noted that several years ago the State chose to close Exit 44A which provided access to I-91 at Main Street in East Windsor. If that exit were open today it would provide a more direct route for the casino traffic.

The Commission also considered additional residential development along North Water Street. New development would also follow FEMA guidelines as North Water Street is also subject to river flooding. The Commission has been considering creating an additional block of development from North Water Street to North Main Street behind the existing commercial development which currently includes Maine Fish Market and other commercial uses along the north side of Bridge Street. The intent would be to create another block of mixed use development, with shops on the street level along this new street corridor and offices or residential uses on the upper floors. Street parking

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would be limited to patrons of the shops; the Commission considered a municipal parking lot for residents behind these buildings. Mrs. Hahn suggested the North Water Street area would also be a good location for a bike path; Town Planner Whitten noted the bike path could also tie into the Enfield area.

The Commission noted the recreational and aesthetic benefit of the South Water Street riverfront. Discussion followed regarding expansion of Volunteer Park, and the possibility of additional waterfront use. The Commission had envisioned creating a dedicated bike path along South Water Street continuing over the bridge to Windsor Locks; discussion followed regarding the impact of potential traffic on the concept of the bike path. Mrs. Hahn reminded the Commission that bike paths with loops connecting to Broad Brook had been included in the Route 5 study.

The Commission discussed presentation of this plan to the public. The proposal for the Warehouse Point Village District would become a component of the Plan of Conservation and Development revision being submitted to the State in June, 2016. The Commissioners agreed visual presentation of the proposed concept plans would be the best way to present the proposal. Discussion continued regarding potential meeting sites for the public workshops within the Warehouse Point area, and discussion of a timeline for presentation. Mrs. Hahn will return to the Commission for the second meeting in February with updated aerials and street views. Presentation to the public is anticipated to occur at the Commission's March 8<sup>th</sup> Meeting. Discussion continued regarding advisement to the public via flyers in business locations, advertisements in the JI, and the Town's website and Facebook. Town Planner Whitten reported she is considering a bulk mailing initiative as well; discussion followed regarding funding for mailing costs. Selectman Bowsza offered his Facebook page for informational purposes as well.

**BUSINESS MEETING/(2) Plan of Conservation and Development (POCD):**

Town Planner Whitten reported she presently anticipates holding a Public Hearing on the POCD, and referral to CRCOG, on April 12<sup>th</sup>. The Public Hearing for adoption of the document would be held on June 14<sup>th</sup>.

Town Planner Whitten noted she is also working on a Responsible Growth Grant which is due next week. She is working with Windsor Locks to submit a joint venture involving the Transit Oriented Development in Windsor Locks and the round-about in East Windsor.

**OTHER BUSINESS/(1) Farms Road:**

Town Planner Whitten reported the Town is working with the developer to seek payment of delinquent taxes. The developer is again asking that the sidewalks required under the original approval be eliminated. Town Planner Whitten reported the lots are sub-standard

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as the developer acquired a variance for lot size. The developer's first request for elimination of the sidewalks was heard as a Public Hearing as is required for a modification of a resubdivision under a Special Use Permit. The developer, and his attorney, feel this second request for elimination of the sidewalks does not require a Public Hearing; Town Planner Whitten is seeking input from the Commission.

Discussion followed. Chairman Ouellette recalled during the previous Public Hearing the developer was to acquire written documentation of his advisement of the homeowners desire to eliminate sidewalks; the letters were never provided. The Commission requested this second request be held via a Public Hearing as they would like public input from the homeowners.

**BUSINESS MEETING/(3) Bylaws – Process for Public Participation:**

The Commission reviewed revisions proposed for Section 4.8 - Procedures for Conduct of Meeting. Often during Public Participation, or public comments during a Public Hearing, residents seek answers to issues raised during the present meeting. Many of the questions require additional research to provide correct replies. The Commission discussed a mechanism to respectfully respond to the speaker, while seeking time for Staff to research the requested information. The Commission's intent is to acknowledge the speaker's request, and provide a response at a future meeting.

**MOTION: To APPROVE the Planning and Zoning Commission Bylaws as amended, Section 4.8 – Procedures for Conduct of Meetings, Page 8.**

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

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

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

**Mylars:**

- **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]

**Motions:**

- **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].

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**ADJOURNMENT:**

**MOTION:** To ADJOURN this Meeting at 8:40 p.m.

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

Respectfully submitted,

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Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission  
(1768)