



**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION  
Regular Meeting #1693– March 22, 2016  
MEETING MINUTES - Draft**

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**CONTINUED PUBLIC HEARINGS:** None.

**NEW PUBLIC HEARINGS:** None

**NEW BUSINESS:**

**8-24 Referral – Bond Issuance for Various Capital Projects: Middle School Roof; Broad Brook Dam; Pavement Management:**

Joe Sauerhoefer, Chairman of Capital Improvement Planning Committee came forward. He explained that this is a proposal that they have already put forth to the Board of Selectman who approved it. They are looking to do some bonding. According to the State Statutes they need Planning & Zoning Commission approval.

Mr. Sauerhoefer noted that they need to replace the middle school roof. It is 28 years old. There is some leakage. Last year they replaced a section of the roof over the nurses' station when they did some renovations there. They found about 7 or 8 sheets of decking rotting out. They are hoping to get this project done next summer. They would be bonding about 1.5 million dollars.

Mr. Sauerhoefer indicated that the second project is the Broad Brook Dam. The flash boards are not working any more. Mr. Norton noted that he has the plans and bid specs done. They have done all of the surveying. They need about one-half million dollars for that project.

Mr. Sauerhoefer said they would like to get another 2 million dollars to do some road maintenance. There are several roads that are in dire need. It would be up to the Public Works Director to determine which roads.

These projects will not increase the taxes because the debt service is dropping off. The bonding for the whole project plus financing would be \$5,475,000. Mr. Sauerhoefer said they have to fund the whole roof project to get reimbursement from the State, which will be 58% to 60%. We have to pay for the whole project first. The roof needs to be fixed.

**MOTION:** In accordance with Section 8-24 of the State Statutes, to recommend to the Board of Selectmen to move forward with the bonding for the middle school roof, the Broad Brook Dam and pavement management projects.

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

**OLD BUSINESS:** None

**OTHER BUSINESS:** None

**CORRESPONDENCE:** None.

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**BUSINESS MEETING :**

**(1) Informal Discussion with John Burnham regarding Windsorville/Barber Hill School House – Griffin Road**

John Burnham came forward. Also present for this discussion were Diane Lajoie and Mike Hunt from the East Windsor Historical Society and Kirk Monstream from the East Windsor Historical Preservation Commission. Mr. Burnham said the East Windsor Historical Society is taking another run at this. It is a committee effort. It is a 17-lot subdivision. He said when they first gave the four acres to the town for open space with the school house on it, it was a wonderful concept. Now, 13 years later, it is in a state of disrepair. Mr. Burnham said they are proposing to pay the \$2,000 per lot open space fee. They are prepared to pay \$34,000 to the Town of East Windsor to put into the open space fund so that the Town can buy a more suitable parcel. They would dismantle the school house and move it to the Historical Society site at 113 Scantic Road. He said it has been approved by the Planning & Zoning Commission to put this building on that site. When done they would sell the four-acre lot as a building lot for about \$75,000. Mr. Burnham noted that the rest of the money would go to reconstruction costs. When renovated they would have a 24' x 32' one-story building on a concrete slab that can be used for a meeting room and displays. He said it will be the Barber Hill School House back again.

Mr. Burnham said they are asking tonight for the PZC to give their blessing to this project. It has been sitting there for 13 years. They would like to have this done this summer. Chairman Ouellette said they need more background. First Selectman Maynard suggested that they go look at the school. He said when he was campaigning in the fall he talked to a neighbor down the street who said the school house is a danger to any children in the neighborhood.

Mr. Ouellette said he understands the unsafe matter and the desire to move. He questioned how the open space is tied to this. Can they be divorced? He said the PZC needs to be flexible to current times as long as they are not creating any legal issues. Mr. Thurz expressed concern about the impact on the neighbors. The people living there assume that no houses are going to be built there. Mr. Gowdy was concerned about the precedent they are setting. Mr. Burnham said if there is a public hearing the neighbors would have to be notified. Ms. Zhigailo suggested getting something in writing that all of the homeowners would need to sign.

Mr. Ouellette said the final decision rests with the PZC. He said in general we have advice from the Town Planner and other sources. This also needs to be reviewed by the Town Attorney.

**Added Agenda Item – Proposed Use at 143 Bridge Street**

It was noted that someone wants to locate at 143 Bridge Street. They do “spiritual healing arts” that includes Reiki. This property is in an R-2 zone and is one parcel away from a B-1 zone. The PZC members discussed whether this use would be allowed in a residential zone. After some discussion it was agreed that more information was needed.

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**(2) Terri Hahn, LADA – Discussion of Warehouse Point Revitalization Workshop Results:**

Terri Hahn explained that she would go through the results of the Warehouse Point workshop so that we can work on the recommendations. She noted that over 65 people attended the workshop and were given clickers to vote. One of the questions asked was what type of architecture was preferred. Having the buildings that look like old style buildings was preferred and it was recommended that future structures should look like that. She said there was a lot of discussion about what can be done to maintain existing properties.

Ms. Hahn said she would come up with preliminary recommendations and come back for the first meeting in April. Mr. Ouellette complimented Ms. Hahn on her professionalism.

**(3) Signing of Mylars/Plans, Motions:**

The following motions were signed:

- Mario Giroux Subdivision - Thrall and Middle Roads
- Styles Brook Storage – Site Plan Approval, 22 Wagner Lane
- Jose Reyes – Special Use Permit – 22 Wagner Lane.

Chairman Ouellette told the PZC members that Frank Gowdy had informed him that this is his last meeting as a member of the Planning & Zoning Commission. He has worked 20 plus years as a commission member. Mr. Gowdy said it has been a pleasure to work with everyone. Mr. Ouellette said on behalf of the board he wanted to thank him for the two decades plus.

**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 8:30 p.m.**

**Gowdy moved / Devanney seconded**

**VOTE: In Favor: Unanimous**

Respectfully submitted,

Marlene Bauer  
Acting Recording Secretary