

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

REGULAR Meeting #1722..... – July 25, 2017

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 6:35 P. M. by Chairman Ouellette.

PRESENT: **Regular Members:** Joe Ouellette (Chairman), Lorry Devanney, Jim Thurz, and Dick Sullivan.

Alternate Members: Tim Moore, and Marti Zhigailo.

ABSENT: **Regular Members:** Michael Kowalski,

Alternate Members: None

Also present was Town Planner Whitten.

GUESTS: Kathy Pippin, Board of Finance.

ESTABLISHMENT OF QUORUM:

A quorum was established as four Regular Members and one Alternate Member were present at the Call to Order. Alternate Member Zhigailo arrived at 6:40 p.m. 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 Member Moore would also join the Board regarding discussion and action on all Items of Business this evening as well.

Chairman Ouellette took a minute to publicly acknowledge that this is Lorrie Devanney's last Planning and Zoning Meeting. Chairman Ouellette noted he will personally miss her; she has been a mentor for him. He noted volunteering is definitely in her DNA. Mrs. Devanney has a history of the town that's been valuable to him and everyone she's served on this Commission.

Town Planner Whitten reported it's been good to work with Mrs. Devanney on both sides – both as a prior employee and as a Commissioner. Town Planner Whitten indicated she will also miss her. She invited Mrs. Devanney to drop in to Commission meetings as she has time available.

LET THE RECORD SHOW Commissioner Zhigailo arrived at 6:40 p.m.

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Commissioner Sullivan suggested there is no textbook on how to handle these meetings. Chairman Ouellette concurred; there is nothing like sitting in on applications and learning from each other.

Commissioner Thurz noted he and Mrs. Devanney began their membership at the same time. He, too, will miss her, both personally and as a Commissioner.

Commissioners Moore and Zhigailo also noted their appreciation and respect for Mrs. Devanney and her contributions to the Commission. They will miss her as well.

Mrs. Devanney suggested this was a tough decision for her but there are so many personal things happening in her life presently that she felt it would be difficult to divide her time as she needs to. She will miss her fellow Commissioners as well; her time on the Commission has been enjoyable.

Everyone wished Mrs. Devanney well in this new phase of her life.

LEGAL NOTICE: None.

ADDED AGENDA ITEMS:

Town Planner Whitten noted the Agenda has been modified to include an Executive Session; an Amended Agenda was posted on the web yesterday.

PUBLIC PARTICIPATION:

Chairman Ouellette queried the audience for comments regarding items/issues not posted on the Agenda.

Kathy Pippin: also offered her comments on Mrs. Devanney's contribution to the Commission over the years.

APPROVAL OF MINUTES/July 11, 2017:

MOTION: To **APPROVE** the Minutes of the East Windsor Planning and Zoning Commission Regular Meeting #1721 dated July 12, 2017 as written.

Devanney moved/Sullivan seconded/DISCUSSION: None.

VOTE: **In Favor:** **Ouellette/Sullivan/Thurz/Moore/Zhigailo**
 Opposed: **No one**
 Abstained: **Devanney**

RECEIPT OF APPLICATIONS: None

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

No requests presented under this Item of Business this evening.

CONTINUED PUBLIC HEARINGS: Apothecaries Hall Enterprises, LLC and the East Windsor Sportsman’s Club, Inc. - Renewal of existing Special Use Permit for earth excavation and expansion of excavation area to include Phase 17 (4.5 acres) located on the south side of Apothecaries Hall Road. [Map 57, Block 49, Lot 3; Map 57, Block 65, Lot 1; & Map 48, Block 65, Lot 7] (*Deadline to close hearing extended to 8/15/2017*):

Chairman Ouellette noted the Applicant hasn’t submitted plan revisions; the Public Hearing will be continued. on the Commission’s Agenda for the August 8th Meeting.

CONTINUED PUBLIC HEARINGS – Four Fathers, Inc. (Sports World) - Special Use Permit for addition of approximately 60 parking spaces and use of current farmland as sports fields at 226 Main Street, East Windsor. [M-1 Zone; Map 101, Block 12, Lot 30A] (*Deadline to close hearing 8/15/2017*)

Chairman Ouellette noted the Applicant hasn’t submitted plan revisions for this application either; this Public Hearing will continue on the Commission’s Agenda for the August 8th Meeting as well.

OTHER BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

BUSINESS MEETING/(1) Discussion on HIFZ: None.

BUSINESS MEETING/(2) Discussion on Aquifer Protection Regulations: None.

BUSINESS MEETING/(3) General Discussion OF Planning Issues: None.

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

Mylars/Plans:

- **Harken’s Landscape Supply & Garden Center and owner T & J South Main Street, LLC** - Special Use Permit for renovation of existing building and re-development of site for use as a flower shop and retail sales of fencing and

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prefabricated outdoor structures (sheds and gazebos) at 122 South Main Street.
[TZ5 Zone; Map 42, Block 5, Lot 58]

- **Penske Truck Leasing Co. LP** - Site Plan Approval for a Change of Use to used car sales and repairs at 10 Shoham Road, owned by 10 Shoham Road LLC. [M-1 Zone; Map 113, Block 17, Lots 6A & J]

Motions: None.

EXECUTIVE SESSION: C.G.S. 1-225(c) and (f) re: possible real estate transaction:

MOTION: To GO INTO EXECUTIVE SESSION at 6:50 p.m. Attending the Executive Session were Chairman Ouellette, Commission Members Devanney, Sullivan, Thurz, Moore, and Zhigailo, and Town Planner Whitten and recording secretary Peg Hoffman.

Devanney moved/Moore seconded/VOTE: In Favor: Unanimous

MOTION: To COME OUT OF EXECUTIVE SESSION at 7:30 p.m.

No motions were made, nor votes taken, during Executive Session.

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

MOTION: To agree to commit a 25% cost share match with the Department of Agriculture for the purchase of Development Rights for a certain parcel in the Town of East Windsor.

Devanney moved/Thurz seconded/DISCUSSION: None.

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

Town Planner Whitten noted the Board is holding its final workshop on Warehouse Point /Transit Oriented Development this Thursday, July 27th, in the Town Hall Meeting Room from 6:00 to 8:00 p.m. The workshop is open to the public; they are looking for input from the people who live and work in the area. A direct mailing was sent to all property owners in the Warehouse Point area. Town Planner Whitten noted the presenters will be offering their final conclusions and recommendations based on discussions held during the previous workshops. They will be presenting street designs and possible uses within the area using Geissler's Plaza, Maine Fish Market, and the Lata property as focus points.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:35 p.m.

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

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission