

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

REGULAR Meeting #1723 – August 8, 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 6:30 P. M. by Chairman Ouellette.

PRESENT: **Regular Members:** Joe Ouellette (Chairman), Michael Kowalski, and Dick Sullivan.

Alternate Members: Tim Moore, and Marti Zhigailo.

ABSENT: **Regular Members:** Jim Thurz

Alternate Members: None

Also present was Town Planner Whitten.

GUESTS: Deputy Selectman Richard P. Pippin, Jr., Board of Selectmen Liaison to the Planning and Zoning Commission; Jason Bowsza, Selectman; Kathy Pippin, Board of Finance....

ESTABLISHMENT OF QUORUM:

A quorum was established as three Regular 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. 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.

LEGAL NOTICE: None.

ADDED AGENDA ITEMS:

Chairman Ouellette noted Town Planner Whitten has requested the addition of the following items:

- Under **NEW BUSINESS/A.** Veterans Memorial – Update
- Under **NEW BUSINESS/B.** Temporary Liquor Permit – Showcase for Dogs

PUBLIC PARTICIPATION:

Chairman Ouellette queried the audience for comments regarding items/issues not posted on the Agenda. No one requested to speak.

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APPROVAL OF MINUTES/July 25, 2017:

**MOTION: To APPROVE the Minutes of Regular Meeting #1722 dated July 25, 2017, with the following amendment.
Page 2, APPROVAL OF MINUTES/July 11, 2017: MOTION: To APPROVERegular Meeting #1721 dated July 12, 2017 July 11, 2017.....**

Sullivan moved/Moore seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Kowalski/Ouellette/Sullivan/Moore/Zhigailo)

RECEIPT OF APPLICATIONS: None.

Chairman Ouellette noted the two items added to the Agenda under NEW BUSINESS will be short discussions; he suggested the Commission consider taking the items out of order to hear prior to the Public Hearings.

MOTION: To GO OUT OF ORDER to take the NEW BUSINESS items, Veterans Memorial – Update, and Temporary Liquor Permit – Showcase for Dogs – prior to the Public Hearings.

Sullivan moved/Kowalski seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Kowalski/Ouellette/Sullivan/Moore/Zhigailo)

NEW BUSINESS/A. Veterans Memorial – Update

Jay Ussery, of J. R. Russo & Associates, LLC, and D. James Barton, Chairman of the Veterans Commission, joined the PZC to give an update on the status of the Veterans Green Memorial Project.

Mr. Ussery recalled that they appeared before the Commission in March with the original plan for this project at the Warehouse Point Green. The size of the project is about the same; they now plan to include an additional monument for those individuals who were, or are, Prisoners of War or Missing in Action. They will also be installing another flag pole, with associated lighting. They will be bringing water in from Main Street to water plants; Mr. Ussery indicated they are considering adding irrigation but are still negotiating the cost with the Connecticut Water Company. Mr. Ussery noted the plans now show the highway line as well.

Mr. Barton advised the Commission the monuments required a 4 month lead time for shipment; they have been ordered and are anticipated to be received in mid-September, at which time the Veterans Commission would like to start construction of the project. Mr. Ussery noted they would like to get the majority of the work in this Fall.

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Mr. Ussery questioned if they will need to apply for a Zoning Permit? Town Planner Whitten replied affirmatively. Mr. Ussery noted they will also need permits from the Building Department, and an Encroachment Permit from DOT to bring the water in. Mr. Ussery reported funding has been raised to begin the work.

Chairman Ouellette questioned if the Commission had made an 8-24 Referral during the original presentation; if so, he questioned the need to make another referral? Mr. Ussery and Town Planner Whitten felt the 8-24 referral had been done originally. Town Planner Whitten felt the Commission could update the Board of Selectmen on the revisions without a formal 8-24 referral. Mr. Ussery and Mr. Barton noted they are on the agenda for next Tuesday's Board of Selectmen's Meeting.

Commissioner Sullivan questioned if a photo of the monuments was available? Mr. Barton provided a photo; he noted there will be 8 monuments in total.

Town Planner Whitten questioned if the trees depicted on the plan are there or proposed? Mr. Ussery replied they are proposed.

Commissioner Kowalski questioned the location of the pavers? Mr. Barton reported the memorial will include 4,000+/- pavers in all; they have already sold 300 to 400. Commissioner Kowalski questioned if people could purchase pavers in the future? Mr. Barton replied affirmatively; he suggested they anticipate engraving the pavers after installation. Mr. Barton noted the additional monument is 2 feet by 2 feet by 4 feet high with a bronze plaque for the Prisoners of War/Missing in Action. The additional flag pole will be installed near this additional monument.

Chairman Ouellette suggested this is a wonderful addition to the community. Mr. Barton indicated they will use this area during the Memorial Day ceremonies; they hope the Park and Recreation Department will use the area as well.

Commissioner Zhigailo cited concern for the location of the water hydrant being so close to the road. Mr. Ussery reported it's actually further back than it looks on the plans.

The Commission thanked Mr. Ussery and Mr. Barton for the update.

NEW BUSINESS/B. Temporary Liquor Permit – Showcase for Dogs:

Jenna Lowe joined the Commission. She noted she is a member of the AKC Soluki group; this is the 3rd year they are holding their event at Showcase for Dogs. This is the first year they are proposing to bring in a beer truck to help raise money for the group. She noted the beer truck will be available from 4:00 p.m. to 10:00 p.m.; they will be advertising that people can't bring in their own liquor.

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Commissioner Sullivan questioned how close to the road would the beer truck be located? Ms. Lowe reported it would be behind the tent. Commissioner Sullivan questioned if this event would be open for anyone, or just those attending the event? Ms. Lowe indicated the beer truck is for those who have signed up for the event. Commissioner Kowalski questioned if minors are included in the event, and if so, would there be arm bands or bracelets to identify minors? Ms. Lowe acknowledged that minors participate in the event. Commissioner Zhigailo felt it was the responsibility of the owner of the beer truck to verify who is a minor. Town Planner Whitten suggested that people who operate these trucks usually attend TIPS classes to familiarize them with sale of liquor.

Commissioner Kowalski questioned if they would be providing lighting? Ms. Lowe suggested there would be a spotlight.

Commissioner Sullivan questioned if there is a rain date for the event? Ms. Lowe replied no; the event is scheduled for August 24th.

Chairman Ouellette questioned if Ms. Lowe had been advised of the other signatures required for the Temporary Liquor Permit? Ms. Lowe replied affirmatively. Town Planner Whitten noted she has had numerous conversations with Ms. Lowe regarding the process.

**MOTION: To APPROVE the Temporary Liquor Permit at Showcase for Dogs ,
121 North Road, for August 24, 2017 from 4:00 p.m. to 10:00 p.m.**

Sullivan moved/Kowalski seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Kowalski/Ouellette/Sullivan/Moore/Zhigailo)

**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 8/11/2017*):

Chairman Ouellette read the description for this Public Hearing. Jay Ussery, of J.R. Russo & Associates, LLC, and Kevin Charbonneau, owner of the property, joined the Commission.

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Mr. Ussery noted they have made revisions to the plan before the Commission this evening, and have provided a memo summarizing the things they have done, or intend to do. They would also like to talk about site visits they received from DEEP (Department of Energy and Environmental Protection) and MSHA (Mine Safety and Health Agency). Mr. Ussery referenced his letter dated August 3rd, noting the following:

Items done since the previous meeting:

- 900+/- linear feet of bituminous millings have been installed on the haul road to minimize dust. They plan to add another 200 linear feet to the haul road, and will continue down the slope until they reach 1500 linear feet.
- Installed barriers to the side of the haul road to keep the trucks off the areas of activity/mining within the pit.
- Added 5 mile/hour speed signs within the pit area.
- Watering on a regular basis as needed – sometimes twice a day.
- Portions of the floor area of the pit in Phases 5, 10, and 14 have been mulched to prevent wind-driven dust.

Future items to be completed:

- Installation of the secondary access road at Apothecaries Hall Road and Chamberlain Road will be completed by December 1, 2017. This will eliminate pit traffic on Apothecaries Hall Road between Chamberlain and Windsorville Roads. This secondary access will also provide parking for 6 to 8 cars for the archery range being installed by the Sportsman's Club.
- Western section of Phase 4 south of the power line (1+/- acres) shown in green on the plan will be final graded and seeded by December 31, 2017.
- The remainder of Phases 1, 4, and 12 (4.9+/- acres) shown in red on the plan will be final graded and seeded by June 30, 2018.
- Everything on the south side of the power line will be completed by the end of June, 2018.

Mr. Ussery reported DEEP has visited the site twice in the last 2 months. They offered recommendations regarding dust mitigation, including the speed limit signs and installation of the millings. DEEP came out again 2 weeks ago, and were comfortable with the controls installed.

Mr. Ussery reported that on July 17th a representative from MSHA (Mine Safety and Health Administration – a division of the Federal Department of Labor) inspected the site and performed air quality and equipment tests. Some citations were issued on the following equipment:

- a power screener with a ramp lacked berms on the side (now installed)
- vehicle required repair of a parking brake (repaired)
- horn didn't work on a John Deere loader (repaired)
- noise level on water truck exceeded standards (muffler fixed)
- Operators need to go to classes.

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No citations were issued with regard to air quality. Mr. Ussery described the testing process.

Mr. Ussery also noted the Commission has considered increasing the load limits. The current count is 60 trucks/day; Mr. Charbonneau had requested an increase to 120 trucks/day. Mr. Ussery suggested they probably wouldn't reach that level every day but the increased levels would enable them to increase their delivery rate to better compete for local jobs.

Mr. Ussery noted Mr. Charbonneau has made his cell phone number available to the neighbors.

Chairman Ouellette opened discussion to the Commissioners:

Commissioner Moore: felt they have made efforts to mitigate the dust by installation of the millings and the improvements to the haul road. Chairman Ouellette questioned his opinion regarding the increased load limits? Commissioner Moore felt the limit should be increased.

Commissioner Zhigailo: the Applicant has shown diligence in trying to mitigate the circumstances for everyone. He is also showing he will be closing down sections of the pit, and has been communicating with the neighbors. Commissioner Zhigailo didn't want to see the Applicant go out of business, and understood the timeliness of deliveries. Commissioner Zhigailo suggested she would be in favor of some type of increase in the load limits. . Commissioner Zhigailo questioned the starting and closing time for the pit? Mr. Charbonneau reported they begin at 7:30 a.m. and close at 5:00 p.m. Commissioner Zhigailo also felt that there are a lot of times when people are not in their homes during the day, or the pit would be closing down before they get home.

Commissioner Kowalski: questioned the size of the berm? Mr. Ussery reported they have not increased the size of the berm; they are just wrapping it around the phase. Commissioner Kowalski questioned that the berm would start before Phase 17? Mr. Ussery replied affirmatively. Commissioner Kowalski questioned if the bituminous millings would be continued to connect with the new access driveway? Mr. Ussery noted the secondary access would be paved for the first 200 feet; Mr. Charbonneau reported there would be something to connect to the blue line shown on the plans. Commissioner Kowalski indicated he was favorable to an increase in the load count but would like it tied to the opening of the new access drive.

Commissioner Sullivan: he felt the Applicant has done a lot to mitigate the concerns of the neighbors. His concern with increasing the load limits would be that the Commission would have to increase the load limits for other gravel operations. He noted there is another operation down the road so if we increased the load limit to 120 trucks/day and

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the other operator wanted the same limits that would be 240 trucks/day on the road. Commissioner Sullivan suggested he didn't know how to make everyone happy.

Chairman Ouellette: reported he is also pleased to see the enhancements in the plan; the Applicant has taken extraordinary efforts to address the concerns of the public. His question is in regard to the new access drive; what will discourage trucks from taking a right turn onto Apothecaries Hall Road? Mr. Ussery suggested signage, which is currently shown on the plan, on the new access driveway would direct drivers to turn left. Chairman Ouellette noted the Commission can't prohibit trucks from using public roads. Mr. Ussery suggested "left turn only" signage; he felt people on Chamberlain Road wouldn't want the truck traffic either. He noted that currently many of the trucks go through the center of Broad Brook, and probably pass more homes than both Apothecaries Hall Road and Chamberlain Roads combined.

Chairman Ouellette questioned MSHA's visit; are they looking for workplace safety? If they feel there is an emergency situation could they shut the operation down? Mr. Charbonneau replied affirmatively. Chairman Ouellette questioned if someone called them or do they do annual inspections? Mr. Charbonneau suggested a neighbor called last time.

Town Planner Whitten referenced the area of vegetation which is proposed to be preserved on Apothecaries Hall Road, she suggested it isn't that thick and is all deciduous trees. Mr. Ussery suggested about half of the area would be removed. They also had the same discussion in their office and decided it was best to stop the berm but if the Commission wants to change that..... Chairman Ouellette questioned that hadn't they made the argument that the trees are a better filtering device for the dust? Mr. Charbonneau noted they are higher as well. Chairman Ouellette questioned if they could plant evergreen along with the deciduous trees that would remain? Mr. Ussery suggested they could plant some evergreens at the edge of the tree line; perhaps they would get enough sunlight. Mr. Ussery felt they would need to assess additional plantings when they began work clearing the area. Commissioner Moore noted that when driving by there appears to be a lot of low growth; it's just June, July, and August when the dust would be the worse. Commissioner Moore suggested if they found a 15 foot space then maybe the addition of a pine tree would be justified. Chairman Ouellette questioned the need for Staff review during this process. Mr. Ussery felt there would be opportunities to add some evergreens.

Commissioner Kowalski suggested adding a condition to add trees if there is an opening.

Chairman Ouellette opened comments to the public.

Ron Stamm, 53 Apothecaries Hall Road: is happy the Applicant is starting to do work to keep the dust down when he's working. Regarding opening Phase 17, he referenced regulation language that phases need to be closed before opening new phases. Mr. Stamm reported the Applicant has 7 phases open; he needs to clean up his act and begin

reclamation on all of the phases and if he needs to shut down for a month to do so be it. Mr. Stamm also noted the Applicant wants to put a berm 50 feet from the road in front of his house, which will be fresh dirt and be a dust bowl for 2 years until it gets vegetated. The berm will catapult the dirt up onto his house. Mr. Stamm reported he has dust in the gutters and on his solar panels. Mr. Stamm reported he hasn't heard from Mr. Charbonneau. With the new berm he will take down the old berm and it will be a dust bowl. Mr. Stamm cited the health issues and silicosis associated with dust; he cited neighbors who have lived there for 20 years who have health issues they didn't have before. Mr. Stamm reported there is no erosion protection; the berms there now should have trees planted 6 to 8 feet to filter the dust and prevent it from entering their houses. The dust causes financial burdens, such as power washing his house; who is going to reimburse him, Mr. Charbonneau? He can't keep the dust down with 60 trucks/day; it should be dropped to 30 loads. It doesn't make sense to increase the problems by increasing the load limits. Trucks come out of the pit now with plumes of dust. Mr. Stamm suggested Mr. Charbonneau doesn't live there; they do; this is their home and they have to stay inside all day long. They are captives in their homes from 7 to 5. And, "this" section of the land is farmland; he could grow crops; it's not worthless. Once he takes out the gravel it won't be farmland any more. And he shouldn't be cutting down any trees on Apothecaries Hall Road. For these reasons you shouldn't approve Phase 17; it's out in the open; it will be a dust bowl. He should finish what he has and take off. Regarding previous comments that there is only 8 feet of gravel, he doesn't feel it's worth it for his health for 8 feet of gravel.

Chairman Ouellette queried Mr. Ussery for a response? Mr. Ussery indicated he had nothing specific; he felt they have done a lot to address the concerns of the neighbors.

Chairman Ouellette questioned the ability to plant trees on the top of the berm? Mr. Ussery clarified that this is a temporary berm. He noted that when you stack up the material it's not the native material, and they don't have the water to keep the trees irrigated. Mr. Ussery noted previous discussion of a berm on Phelps Road, that berm included irrigation, which is expensive, and that berm is a permanent berm. Mr. Ussery felt if you put trees up there they will just die. Chairman Ouellette questioned where the area of trees in Phase 17 is located on Apothecaries Hall Road? Mr. Ussery suggested as you drive down Apothecaries Hall Road it punches out from the farmland; it's low and was never farmed so it's grown up with trees. About half of that area will be removed. Commissioner Kowalski questioned the depth of the existing tree line to the west? Mr. Ussery suggested it's about 60 to 70 feet of trees.

Mr. Stamm suggested his house is in front of the farm field; it's not protected by trees; he'll take the brunt of the dust if they get Phase 17. Commissioner Zhigailo questioned what type of vegetation will be used? Mr. Ussery reported it will be rye. Commissioner Zhigailo noted that wouldn't take 2 years to vegetate; Mr. Ussery suggested it will come in in a number of months. Commissioner Moore suggested if the planting is done in the Fall the grass will germinate over the Winter; Mr. Ussery concurred. Commissioner

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Moore suggested they could also consider planting the tall grass like you see at the top of sand dunes.

Chairman Ouellette suggested the thing he struggles with the most is working multiple phases at once. He noted he understands the need to follow the material, and he sees a plan to close phases. He questioned if there was any way to accelerate the process beyond what's shown on the plans; is it just regrading or is it the opportunity to get more material? Mr. Ussery suggested it's the opportunity to get more material; he suggested there is still a substantial amount of excavation that could occur. Mr. Ussery suggested if you look at the actual operation there aren't vast open areas; some is stockpiled material - maybe they could relocate the stump area a bit. Discussion continued regarding the operation. Town Planner Whitten offered the GIS aerial of the area of Phase 17 on the Smartboard. Mr. Stamm opposed opening Phase 17. Commissioner Moore suggested the aerial seems to indicate there's more farmland around Mr. Stamm's home than gravel. Mr. Stamm reported the only time he gets dust from the farm is when they till; they cut the corn and leave the roots and plant over it. Commissioner Moore suggested there may be as much dust from the farm. Mr. Stamm suggested he only has a problem when the wind blows; nothing is being done for the dust and they are going to be cutting down trees.....

Bob Lyke, 80 Rye Street: reported he's a member of the Sportsman's Club. He indicated he empathizes with the neighbors – the Sportsman's Club, the farms, the business has been there for a long time. The Sportsman's Club got complaints when they extended the gun range and it was up to the PZC to work out ways to lessen the noise. The Sportsman's Club has had rigid controls imposed on them. We must be fair to the business people, they need to make a living. Mr. Lyke felt the controls on the Sportsman's Club and Charbonneau's are more rigid than other activities.

Chairman Ouellette queried the Commissioners regarding action on the Application. Discussion followed regarding continuing the application to digest the information presented this evening, or closing the Public Hearing – which prevents additional input from the Applicant or the public. The Commission had additional comments regarding conditions of approval. Chairman Ouellette began discussion by clarifying that Mr. Charbonneau seemed receptive to installing evergreens under the discretion of Mr. Ussery and Town staff? Mr. Charbonneau replied affirmatively but felt it was counterproductive to cut down 25 foot trees to replace with new/smaller trees. He noted he drove by 3 times today to look at the area; it would be a shame to cut down some of the mature trees. Mr. Charbonneau suggested the taller trees are closer to the road but he'll do what the Commission wants. Mr. Stamm joined the discussion, noting it isn't that he's opposed to the noise between 7 and 5 but the issue is the dust. He's glad Mr. Charbonneau has done what he has to mitigate the dust. He sees the dust coming over the berm daily, and it will be worse when you open Phase 17.

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Commissioner Kowalski questioned the load counts? Mr. Ussery noted it's currently 60 trucks/day. He noted discussion earlier seemed to indicate half of the Commission favored increased loads. Mr. Ussery noted other applicants working excavation operations have multiple applications, each of which allow 60 trucks/day. If you add all their operations together they may already have more than 60 trips/day.

Commissioner Moore suggested perhaps the berm should be built after they stop the farming. Chairman Ouellette requested clarification that prior to the excavation of Phase 17 the berm should be built and stabilized? Commissioner Moore replied affirmatively. Mr. Stamm questioned that if the Commission approves Phase 17 could they require the addition of a sprinkler system? Chairman Ouellette questioned where Mr. Charbonneau would get the water? Mr. Stamm suggested they have a pond; discussion followed. Review of the plans determined the pond is estimated to be a mile away. Town Planner Whitten suggested they apply a grass seeded mat. Chairman Ouellette questioned if that would be for erosion control? Town Planner Whitten replied affirmatively but noted the mat also holds down the soil and the seed germinates quickly. Commissioner Zhigailo noted it also holds moisture. Commissioner Moore suggested if they seeded at the same time as the farm field no one would know where the dust was coming from. Commissioner Sullivan questioned hydro-seeding – then mulching - the berm? Mr. Charbonneau suggested it's quicker; Mr. Stamm felt that isn't good for erosion control.

Chairman Ouellette questioned if anyone had any comments that haven't already been heard; no one requested to speak. He queried if the Commissioners were ready to take action?

MOTION: To CLOSE the Public Hearing on the Application of Apothecaries Hall Enterprises, LLC and the East Windsor Sportsman's Club, Inc. for 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]

Sullivan moved/Kowalski seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Kowalski/Ouellette/Sullivan/Moore/Zhigailo)

MOTION: To TAKE A FIVE MINUTE BREAK.

Kowalski moved/Sullivan seconded/VOTE: In Favor: Unanimous

The Commission RECESSED at 8:07 p.m. and RECONVENED at 8:17 p.m.

Town Planner Whitten reviewed the process for continuing, or taking action, on this application. The Commission began discussion of conditions. Town Planner Whitten offered the Commission 4 potential additional conditions

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Chairman Ouellette felt a “no right turn” sign should be installed at the secondary access driveway. Commissioner Moore questioned limiting access to Chamberlain Road as discussed earlier as many trucks use that route to get to Ellington.

Chairman Ouellette agreed that the berm should be built and stabilized prior to excavation of Phase 17. The Commission agreed as they felt that should assist with dust mitigation.

Chairman Ouellette questioned the timing of requiring installation of supplemental trees where a portion of the vegetated area is being removed along Apothecaries Hall Road? Is a bond required? Commissioner Kowalski felt the bond should be in place prior to removal of any trees. Town Planner Whitten indicated she will walk the site with the Applicant and Mr. Ussery to mark trees for cutting and decide where additional trees might be required.

Chairman Ouellette noted that some of the Commissioners are willing to increase the load counts but that the increase should be tied to the opening of the curb cut on Apothecaries Hall Road. Commissioner Sullivan questioned if it would be possible to tie the load limits to the duration of a specific contract a pit operator may be awarded? Commissioner Kowalski recalled testimony that they can't get a contract without being able to guarantee delivery of materials, which is tied to the load count. The Commission considered compromising at a count of 90 trips/day and tying the increased load limit to the opening of the alternate entrance. Town Planner Whitten referenced current approved permit condition #20, noting the revisions and additional language discussed. She noted the modification of condition 20 applies to the permit extension request, which is independent of the Commission's decision regarding expansion of Phase 17.

MOTION TO APPROVE the Application of Apothecaries Hall Enterprises, LLC for a Special Use Permit for *renewal* of permit for the Charbonneau gravel removal operation located on the south side of Apothecaries Hall Road. M-1, R-3 & A-1 Zones. [Map 57, Block 49, Lot 3; Map 57 Blk 65 Lot 1; Map 48 Blk 65 Lot 7]. The approval is for a 1-year duration to expire 1 year from last date of approval (expiration will be 6/28/18). This approval is granted subject to conformance with the referenced plans and the following conditions:

Referenced Plans:

“As Built Plan, Charbonneau Gravel Pit , Apothecaries Hall Road, East Windsor CT prepared for Apothecaries Hall Enterprises, LLC, 125 Edwin Road, South Windsor CT 06074, prepared by J.R. Russo & Associates, 1 Shoham Road, East Windsor, CT 860/623-0569, fax 860/623-2485, dated 5/18/17
Sheet 1 thru 12 of 12 : Compilation Plan dated 1/23/04, last revised 5/22/17

CONDITIONS:

Conditions that must be met prior to signing of mylars:

1. The name and phone number of an individual for 24 hour emergency contact for erosion control problems must be noted on the plans. Any changes in the individual responsible for emergency contact must be reported immediately to the Planning and Zoning Department.
2. A performance bond with additional amount as set by Town Engineer for each open phase with surety acceptable to the Town Attorney shall be provided by the applicant prior to the signing of the mylars.
3. 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.

Conditions that must be met prior to issuance of permits:

4. Two set of final plans, with any required revisions incorporated on the sheets shall be submitted for signature of the commission. The signed plans shall be filed in the Planning & Zoning Office by the applicant prior to issuance of any permits and on the land records
5. A full anti-tracking pad, or similar treatment must be installed prior to the paved apron leading onto Apothecaries Hall Road. Any erosion and sedimentation control measure must first be approved by the Town Engineer
6. In order to ensure the site is graded in accordance with the approved plan, vertical and horizontal control points shall be setup around the entire perimeter of the parcel. Such control points shall be:
 - a) noted on the approved plan
 - b) spaced no farther than 200 feet apart; and
 - c) set in the ground with iron or steel stakes at least $\frac{3}{4}$ inches in diameter and 30 inches in length.

In addition, the applicant shall be required to provide the Zoning Enforcement Officer with as-built drawings six months after the issuance of the permit to demonstrate compliance with the approved grading plan, Any deviation from the approved plan shall be a violation and cause for revocation of the permit

7. No phase may begin until the previous phase has been substantially completed except for the phase containing the reclamation plan as indicated on the referenced plans.
8. Prior to the start of any new phase, the applicant shall submit evidence of conformance to the approved plans for the previous phases including a certified as-built survey showing finished grades.

General Conditions:

9. A zoning permit shall be obtained prior to the start of any work or new phase. No zoning permit shall be issued until a cash or passbook bond for site restoration, erosion and sedimentation control has been submitted for that specific phase. Such bond shall be good for the life of the permit/project. Any funds that may be withdrawn by the Town for such maintenance shall be replaced within 5 days or this permit shall be rendered null and void.

10. Operation of the gravel pit may include:
 - a. Temporary grinding of stumps pursuant to the conditions of a Special Permit approval granted on April 8, 1997 and pursuant to provisions of Section 9 and 9A.5.(New section 814)
 - b. Temporary screening of excavated material pursuant to provisions of Section 9 and 9A.5. (new section 814)
 - c. Temporary crushing of rock and gravel mined on-site only with portable crushing apparatus and pursuant to provisions of Section 9 and 9A.5*.(new section 814)
 - d. Excavating, moving, piling, loading and removal of sand, gravel, fill, trees, stumps and brush. “Clean fill” as defined by Connecticut DEP standards may be brought in to the reclamation area to bring grades into conformance with the approved plans.

- * Approval of a temporary crushing operation was **assumed** on August 9, 1994 when, by incorporation into the approved plans, the Commission sanctioned this use. There is no mention in any of the previous motions of a crushing facility, however the use was presented to the Commission at the public hearing on July 12, 1994. Then Planner José Giner advised the Commission on that evening that the “regulations allow for crushing plants as well; both requests (a fueling tank was the other request approved) are items to be decided at the Commission’s discretion.” A subsequent approval on April 8, 1997 was granted with the portable crusher shown on the plans. It is my opinion that in taking this action, after the effective date of the volume reduction facilities, the Commission made this a conforming use at the site. The stump grinder, screener and excavation activities are all activities that have been explicitly approved through the Special Permit process. Though no reference in any previous motions speak to the crushing operation, its approval is implied through past Commission approval of plans which show the crusher at this location.

11. The final grading shall conform to the proposed final grading as indicated on the referenced plans; but in no case shall any final slope be steeper than a rise to run ratio of 1:3, also known as a 33% slope.

12. In the event that the operation ceases before all phases are completed, the remaining land shall be graded to leave no slope exceeding 33%.
13. As each area or phase is graded to final contours, the ground shall be back covered with topsoil or loam to render it usable for growing agricultural products. All areas will require a minimum of 6 inches of topsoil in accordance with the regulations.
14. No trees, brush or stumps shall be buried on site.
15. The driveway to the pit shall be maintained in a hard surfaced, paved condition from Windsorville (and Apothecaries) Roads inward for a minimum distance of two hundred feet. The driveway shall be cleaned regularly to minimize the dust nuisance created by exiting traffic.
16. An oversized gravel anti-tracking pad leading to the driveway shall be installed and maintained to further minimize dust nuisance.
17. The gate across the driveway into the pit shall be maintained in good condition and kept closed and locked during all times when the pit is not in operation.
18. A stop sign shall be maintained at the entrance to the pit during operating hours in such a way so that outgoing traffic from the pit can be reasonably expected to see it before entering Windsorville (and Apothecaries) Roads.
19. A “Private Property – No Trespassing” sign shall be maintained at the entrance to the pit facing outward toward Windsorville (and Apothecaries) Roads.
20. The total number of loaded, or partially loaded, outgoing trucks from the pit shall not exceed an average of sixty (60) trucks per day or a maximum of three-hundred (300) trucks in any one week period, counting Monday through Friday. *The load counts shall increase to ninety (90) trucks per day or a maximum of four-hundred and fifty (450) trucks in any one week period once the secondary entrance has been established.*
21. The pit shall not be opened or operated before 7:30 a.m. and shall not be opened or operated later than 5:00 p.m. on weekdays, Monday through Friday.
22. The pit shall not be open or operated on weekends.
23. Measures to minimize the dust nuisance from the site shall be provided by the applicant for review and approval of Town staff. Additional measures are to be undertaken if required by staff if field conditions necessitate.

24. The “Best Management Practices” outlined by the Hartford County Natural Resource Conservation Service shall be adhered to.
25. The applicant shall adhere to all conditions of their Inland Wetlands Permit.
26. The vegetation (trees) to be removed shall be accomplished in one step and the topsoil shall be stripped off and stockpiled immediately or a temporary vegetative cover implemented.
27. Certified as-builts showing contours of completed and active areas shall be submitted to the Planning and Zoning Department no later than July 1 of each year that this permit is in effect.
28. Finished grades may not be closer than 8’ to the water table.
29. There shall be no on-site maintenance of equipment unless it is a clear emergency. Town staff shall be notified if such emergency exists.
30. There shall be no bulky waste or debris disposal allowed on the site. The operator of the pit shall provide adequate security measures to prevent unauthorized waste disposal. Any unauthorized disposal shall be cleaned up and disposed of off site by the operator of the pit.
31. The project shall be carried out in phases as shown on the plans.
32. All trucks and equipment shall be parked off-street.
33. Upon completion of the excavation, the land shall be cleared of all debris and a minimum of six (6) inches of topsoil shall be spread over any disturbed areas.
34. Additional drainage and erosion control measures are to be installed as directed by town staff if field conditions necessitate.
35. Any modifications to the proposed drainage for the site plan is subject to the approval of the town engineer.
36. This project shall be executed and maintained in accordance with the approved plans and conditions. Minor modifications to the approved plans which result in lesser impacts may be allowed subject to staff review and approval.
37. By acceptance of this permit and conditions, the applicant and owner 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.

38. This approval shall expire **one** year from date of approval (or last approval) or upon completion of the project, whichever occurs first, and is renewable on an annual basis.

39. All requirements of Section 814 of East Windsor Zoning regulations effective October 1, 2007 shall apply to this permit, inclusive of the following:

814.3j - STABILIZATION , TEMPORARY: Upon completion of the workday, proper measures shall be taken to restore a slope not exceeding 1 foot rise to 1.5 foot run. Temporary stockpiles, and areas left open for any extended time should be planted with a grass seed, or other sufficient temporary ground cover. Additional erosion control measures such as spreading of hay or erosion control blankets may be required during the non growing season,

814.3k - STABILIZATION, PERMANENT: As each area or phase is graded to final contours, the ground shall be covered with a minimum of 6 inches of topsoil or loam and seeded with a perennial grass and maintained until the area is stabilized and approved by the Commission.

814.3q - DEPTH TO WATER TABLE: A minimum of 8 feet from finished grade to depth of water table shall be maintained. At no time shall excavation exceed the approved finished grade. Subsoil must remain native and undisturbed. Reports of actual grade shall be submitted once grade reaches 18 feet above water table. Reports shall be submitted at every 2 foot intervals, or quarterly, whichever occurs first. The applicant must show the depth of existing water table relative to proposed finished grades

814.3 r - EXPIRATION OF PERMIT: **The Special Use Permit shall expire one year from date of approval.** Permit may be renewed on an annual basis. An as-built of the entire site prepared by a licensed land surveyor or engineer will be required before an extension can be granted. Failure to renew a permit is cause for revocation.

814.4c1 – the amount of material to be excavated or removed per phase should be submitted.

814.4c2 – the proposed time frame for excavation activities should be addressed. This should include the timing of all phases which are under operation.

814.4c3 – the proposed number and types of trucks should be addressed. This should include all proposed truck traffic with all open phases. See note #20.

A full anti-tracking pad, or similar treatment must be installed prior to the paved apron leading onto Apothecaries Hall Road and properly maintained. Town Engineer

Norton should approve any such treatment, which must be installed as soon as agreed upon.

40. An annual as-built survey of the excavation completed is required, to show that the excavation conforms to the approved site plan per Chapter 814.4

Sullivan moved/Kowalski seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Kowalski/Ouellette/Sullivan/Moore/Zhigailo)

MOTION TO APPROVE the Application of Apothecaries Hall Enterprises, LLC for a Special Use Permit for expansion of excavation area to include Phase 17 (4.5 acres) located on the south side of Apothecaries Hall Road. M-1, R-3 & A-1 Zones. [Map 57, Block 49, Lot 3; Map 57 Blk 65 Lot 1; Map 48 Blk 65 Lot 7]. The approval is for a 1-year duration to expire 1 year from last date of approval (expiration will be 6/28/18). This approval is granted subject to conformance with the referenced plans and the following conditions:

Referenced Plans:

“As Built Plan, Charbonneau Gravel Pit , Apothecaries Hall Road, East Windsor CT prepared for Apothecaries Hall Enterprises, LLC, 125 Edwin Road, South Windsor CT 06074, prepared by J.R. Russo & Associates, 1 Shoham Road, East Windsor, CT 860/623-0569, fax 860/623-2485, dated 5/18/17
Sheet 1 thru 12 of 12 : Compilation Plan dated 1/23/04, last revised 5/22/17

CONDITIONS:

Conditions that must be met prior to signing of mylars:

1. The name and phone number of an individual for 24 hour emergency contact for erosion control problems must be noted on the plans. Any changes in the individual responsible for emergency contact must be reported immediately to the Planning and Zoning Department.
2. A performance bond with additional amount as set by Town Engineer for each open phase with surety acceptable to the Town Attorney shall be provided by the applicant prior to the signing of the mylars.
3. 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.

Conditions that must be met prior to issuance of permits:

4. Two set of final plans, with any required revisions incorporated on the sheets shall be submitted for signature of the commission. The signed plans shall be filed in the Planning & Zoning Office by the applicant prior to issuance of any permits and on the land records
5. A full anti-tracking pad, or similar treatment must be installed prior to the paved apron leading onto Apothecaries Hall Road. Any erosion and sedimentation control measure must first be approved by the Town Engineer
6. In order to ensure the site is graded in accordance with the approved plan, vertical and horizontal control points shall be setup around the entire perimeter of the parcel. Such control points shall be:
 - a) noted on the approved plan
 - b) spaced no farther than 200 feet apart; and
 - c) set in the ground with iron or steel stakes at least $\frac{3}{4}$ inches in diameter and 30 inches in length.In addition, the applicant shall be required to provide the Zoning Enforcement Officer with as-built drawings six months after the issuance of the permit to demonstrate compliance with the approved grading plan, Any deviation from the approved plan shall be a violation and cause for revocation of the permit
7. No phase may begin until the previous phase has been substantially completed except for the phase containing the reclamation plan as indicated on the referenced plans.
8. Prior to the start of any new phase, the applicant shall submit evidence of conformance to the approved plans for the previous phases including a certified as-built survey showing finished grades.

General Conditions:

9. A zoning permit shall be obtained prior to the start of any work or new phase. No zoning permit shall be issued until a cash or passbook bond for site restoration, erosion and sedimentation control has been submitted for that specific phase. Such bond shall be good for the life of the permit/project. Any funds that may be withdrawn by the Town for such maintenance shall be replaced within 5 days or this permit shall be rendered null and void.
10. Operation of the gravel pit may include:
 - a. Temporary grinding of stumps pursuant to the conditions of a Special Permit approval granted on April 8, 1997 and pursuant to provisions of Section 9 and 9A.5.(New section 814)
 - b. Temporary screening of excavated material pursuant to provisions of Section 9 and 9A.5. (new section 814)
 - c. Temporary crushing of rock and gravel mined on-site only with portable crushing apparatus and pursuant to provisions of Section 9 and 9A.5*.(new section 814)

- d. Excavating, moving, piling, loading and removal of sand, gravel, fill, trees, stumps and brush. “Clean fill” as defined by Connecticut DEP standards may be brought in to the reclamation area to bring grades into conformance with the approved plans.
- * Approval of a temporary crushing operation was **assumed** on August 9, 1994 when, by incorporation into the approved plans, the Commission sanctioned this use. There is no mention in any of the previous motions of a crushing facility, however the use was presented to the Commission at the public hearing on July 12, 1994. Then Planner José Giner advised the Commission on that evening that the “regulations allow for crushing plants as well; both requests (a fueling tank was the other request approved) are items to be decided at the Commission’s discretion.” A subsequent approval on April 8, 1997 was granted with the portable crusher shown on the plans. It is my opinion that in taking this action, after the effective date of the volume reduction facilities, the Commission made this a conforming use at the site. The stump grinder, screener and excavation activities are all activities that have been explicitly approved through the Special Permit process. Though no reference in any previous motions speak to the crushing operation, its approval is implied through past Commission approval of plans which show the crusher at this location.
11. The final grading shall conform to the proposed final grading as indicated on the referenced plans; but in no case shall any final slope be steeper than a rise to run ratio of 1:3, also known as a 33% slope.
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 13. As each area or phase is graded to final contours, the ground shall be back covered with topsoil or loam to render it usable for growing agricultural products. All areas will require a minimum of 6 inches of topsoil in accordance with the regulations.
 14. No trees, brush or stumps shall be buried on site.
 15. The driveway to the pit shall be maintained in a hard surfaced, paved condition from Windsorville (and Apothecaries) Roads inward for a minimum distance of two hundred feet. The driveway shall be cleaned regularly to minimize the dust nuisance created by exiting traffic.
 16. An oversized gravel anti-tracking pad leading to the driveway shall be installed and maintained to further minimize dust nuisance.
 17. The gate across the driveway into the pit shall be maintained in good condition and kept closed and locked during all times when the pit is not in operation.

18. A stop sign shall be maintained at the entrance to the pit during operating hours in such a way so that outgoing traffic from the pit can be reasonably expected to see it before entering Windsorville (and Apothecaries) Roads.
19. A “Private Property – No Trespassing” sign shall be maintained at the entrance to the pit facing outward toward Windsorville (and Apothecaries) Roads.
20. The total number of loaded, or partially loaded, outgoing trucks from the pit shall not exceed an average of sixty (60) trucks per day or a maximum of three-hundred (300) trucks in any one week period, counting Monday through Friday. *The load counts shall increase to ninety (90) trucks per day or a maximum of four-hundred and fifty (450) trucks in any one week period once the secondary entrance has been established.*
21. The pit shall not be opened or operated before 7:30 a.m. and shall not be opened or operated later than 5:00 p.m. on weekdays, Monday through Friday.
22. The pit shall not be open or operated on weekends.
23. Measures to minimize the dust nuisance from the site shall be provided by the applicant for review and approval of Town staff. Additional measures are to be undertaken if required by staff if field conditions necessitate.
24. The “Best Management Practices” outlined by the Hartford County Natural Resource Conservation Service shall be adhered to.
25. The applicant shall adhere to all conditions of their Inland Wetlands Permit.
26. The vegetation (trees) to be removed shall be accomplished in one step and the topsoil shall be stripped off and stockpiled immediately or a temporary vegetative cover implemented.
27. Certified as-builts showing contours of completed and active areas shall be submitted to the Planning and Zoning Department no later than July 1 of each year that this permit is in effect.
28. Finished grades may not be closer than 8’ to the water table.
29. There shall be no on-site maintenance of equipment unless it is a clear emergency. Town staff shall be notified if such emergency exists.
30. There shall be no bulky waste or debris disposal allowed on the site. The operator of the pit shall provide adequate security measures to prevent unauthorized waste

disposal. Any unauthorized disposal shall be cleaned up and disposed of off site by the operator of the pit.

31. The project shall be carried out in phases as shown on the plans.
32. All trucks and equipment shall be parked off-street.
33. Upon completion of the excavation, the land shall be cleared of all debris and a minimum of six (6) inches of topsoil shall be spread over any disturbed areas.
34. Additional drainage and erosion control measures are to be installed as directed by town staff if field conditions necessitate.
35. Any modifications to the proposed drainage for the site plan is subject to the approval of the town engineer.
36. This project shall be executed and maintained in accordance with the approved plans and conditions. Minor modifications to the approved plans which result in lesser impacts may be allowed subject to staff review and approval.
37. By acceptance of this permit and conditions, the applicant and owner 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.
- 38. This approval shall expire *one* year from date of approval (or last approval) or upon completion of the project, whichever occurs first, and is renewable on an annual basis.**
39. All requirements of Section 814 of East Windsor Zoning regulations effective October 1, 2007 shall apply to this permit, inclusive of the following:

814.3j - STABILIZATION , TEMPORARY: Upon completion of the workday, proper measures shall be taken to restore a slope not exceeding 1 foot rise to 1.5 foot run. Temporary stockpiles, and areas left open for any extended time should be planted with a grass seed, or other sufficient temporary ground cover. Additional erosion control measures such as spreading of hay or erosion control blankets may be required during the non growing season,

814.3k - STABILIZATION, PERMANENT: As each area or phase is graded to final contours, the ground shall be covered with a minimum of 6 inches of topsoil or loam and seeded with a perennial grass and maintained until the area is stabilized and approved by the Commission.

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814.3 r - EXPIRATION OF PERMIT: **The Special Use Permit shall expire one year from date of approval.** Permit may be renewed on an annual basis. An as-built of the entire site prepared by a licensed land surveyor or engineer will be required before an extension can be granted. Failure to renew a permit is cause for revocation.

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814.4c3 – the proposed number and types of trucks should be addressed. This should include all proposed truck traffic with all open phases. See note #20.

A full anti-tracking pad, or similar treatment must be installed prior to the paved apron leading onto Apothecaries Hall Road and properly maintained. Town Engineer Norton should approve any such treatment, which must be installed as soon as agreed upon.

40. An annual as-built survey of the excavation completed is required, to show that the excavation conforms to the approved site plan per Chapter 814.4

Additional Conditions:

41. **Berm shall be constructed and stabilized prior to Phase 17 opening. Berm shall be constructed with topsoil.**
42. **All phases south of power line shall be closed and remediated prior to June 30, 2018.**
43. **NO RIGHT TURN sign shall be placed in exit drive to Apothecaries Hall Road.**
44. **The vegetated area mid-point along Phase 17 along Apothecaries Hall Road shall be supplemented with conifers per Staff review at time of excavation, and evaluated at time of posting of bond.**

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Sullivan moved/Kowalski seconded/DISCUSSION: None.

VOTE: In Favor: Kowalski/Sullivan/Moore/Zhigailo

Opposed: Ouellette

Abstained: No one

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 read the description of this Public Hearing. Mike Fioretti joined the Commission.

Mr. Fioretti reported he has spoken with Town Planner Whitten regarding the requested revisions. While he has not completed all the tasks he would like to review the comments included in Town Planner Whitten's memo of July 6th, (updated August 8th).

- The proposed fields currently under discussion now include dimensions on the plan.
- The north arrow is now shown on sheet C-100.
- The parking study has now been completed. Mr. Fioretti reported that they have found that they need more permanent parking spaces in addition to those approved in 2015. They are proposing an additional 40 parking spaces in the area to the left near the driveway. Mr. Fioretti referenced a location on the plan, noting they have an access road leading to that area which could hold another 40 to 50 spaces for overflow parking. That area would be a gravel lot, which would only be used in the Summer. Mr. Fioretti clarified that 114 parking spaces were approved in 2015; they are adding 61 additional parking spaces around the existing building, plus the 40 now discussed. Mr. Fioretti indicated the traffic study indicates the operation requires 201 parking spaces; if all of the parking is approved they will have 220+/- parking spaces, not including the overflow parking. Mr. Fioretti reported that in developing the traffic study they looked at their own historical data and looked at facilities similar in size to their operation which includes soccer and lacrosse fields.
 - Town Planner Whitten clarified that the overflow area should be added to and included in the overall drainage plan.
 - The complete parking study must be submitted to the Commission prior to the next meeting.
- The Zoning Table has now been added to the plans.
- They are proposing to reduce the landscape buffer from 100 feet to 50 feet. They are proposing arborvitae for the buffer.

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- They are still waiting for a response from Town Engineer Norton regarding their drainage study. Town Engineer Norton had raised 4 issues related to the drainage report. Mr. Fioretti noted they are no longer proposing the additional building so the drainage report will change.
 - Town Planner Whitten clarified that the new parking area and overflow parking area must now be included in the revised drainage report.
- The child day care center is no longer in operation; a cross fit gym has been added.
 - Town Planner Whitten's suggestions regarding addition of parking, landscaping, drainage structures, erosion control measures to the plans has not yet been done.

Chairman Ouellette advised Mr. Fioretti that the 200 space threshold for parking would now require review by the DOT under C.G.S. 14-311.

The Commissioners raised the following questions:

Lighting plan: Commissioner Kowalski questioned if this proposal calls for a lighting plan? Chairman Ouellette and Town Planner Whitten replied affirmatively, noting the plan should include the types of lights proposed –they should be down-lit and should not cause any spillage of light onto neighboring properties.

Handicapped parking: Commissioner Kowalski questioned if the parking study included handicapped spaces? Town Planner Whitten noted handicapped parking spaces are currently located next to the building/dome.

- She noted handicapped parking is a building code issue; she suggested Mr. Fioretti contact the Building Inspector to see if additional spaces are needed based on the parking study.

Landscaping buffer: Commissioner Moore questioned how far apart the arborvitae would be placed? Mr. Fioretti suggested they are proposing 2 staggered rows planted 15' apart.

Access to overflow parking: Commissioner Kowalski questioned if there is access to that area presently? Town Planner Whitten and Mr. Fioretti indicated there is a section of existing driveway in that location already. *

- Town Planner Whitten advised Mr. Fioretti to review the additional access drive with his engineer and Town Engineer Norton.

New fields/team use: Commissioner Sullivan questioned if the 3 fields will be in use at the same time? Mr. Fioretti suggested probably not 3 fields but 2 fields could be used simultaneously. Commissioner Sullivan suggested that there is the potential to triple the use of the one existing field. Commissioner Sullivan questioned what the additional fields would be used for? Mr. Fioretti reported they own 16 teams; all currently practice at this facility on the one existing field. The additional fields will enable them to rest at least one of the fields at a time.

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Commissioner Sullivan questioned if there are any plans to expand the number of teams they own? Mr. Fioretti replied not now but they could have 20 teams in 5 years. Discussion continued regarding simultaneous use of the fields and the impact on parking.

Chairman Ouellette opened discussion to the public.

Ray Boynton, 223 Main Street: Mr. Boynton noted he sees many school buses loaded with kids arrive at the facility; he questioned where the buses would park? Mr. Fioretti reported they don't typically have buses for the weekends or the leagues. The buses bring students from other schools who rent from them. They arrive at 3 or 4 in the afternoon when no one else is in the building.

Mr. Boynton questioned if they would have bathrooms for the 3 fields? Mr. Fioretti suggested the plan is for people to use the bathrooms in the building/dome. Mr. Boynton didn't think that was practical; he requested the Commission to consider some type of bathrooms. Discussion followed regarding the Commission's ability to regulate bathrooms; Town Planner Whitten will review with the Health Department. She suggested considering portable toilets.

Mr. Boynton questioned if the gravel road will be an exit for vehicles? Chairman Ouellette noted the Commission has expressed concerns about that access road; they've asked Mr. Fioretti to address that issue when he returns with the additional information requested.

Ruth Anne Boynton, 223 Main Street: Mrs. Boynton questioned where the overflow parking would be located? Town Planner Whitten noted the area hasn't been added to the plans yet but she referenced the area for Mrs. Boynton.

Dick Pippin: reported portable toilets are good for about 200+/- uses before they need to be serviced.

Jason Bowsza, 121 East Road: questioned how many acres of farmland would be taken out of production for these fields? Chairman Ouellette suggested approximately 10 acres.

Mr. Bowsza questioned how much would be used for parking and how much for additional fields? Mr. Fioretti suggested approximately 80% would be used for fields, 20%+/- would be used for parking.

Mr. Bowsza questioned the soil type for the area being impacted? Mr. Fioretti didn't know.

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Mr. Bowsza questioned if this property is impacted by Blue Ditch? Town Planner Whitten replied affirmatively; Commissioner Sullivan referenced the upper left hand corner of the map.

Ruth Anne Boynton, 223 Main Street: Mrs. Boynton noted they haven't complained about the traffic on Main Street but she reported it's increased significantly with all of this. Mrs. Boynton indicated it's extremely difficult to get out of their property; this will be a nightmare for the neighbors. Chairman Ouellette questioned if Mrs. Boynton had anything in mind that might mitigate the impact of traffic? Mrs. Boynton suggested a traffic light. Chairman Ouellette suggested a traffic light would increase the problems as it would back up traffic. Mrs. Boynton questioned what about a stop sign? Chairman Ouellette indicated stop signs aren't required at minor access points. Mrs. Boynton cited problems in the Winter with the snow piled up. Chairman Ouellette suggested Mr. Fioretti discuss Mrs. Boynton's concerns with his engineer and Town Engineer Norton.

Mr. Fioretti reported he will need to request an extension to acquire the additional information and plan revisions.

MOTION: To GRANT REQUESTED EXTENSION and CONTINUE the Application/Public Hearing of -Four Fathers, Inc. (Sports World) for a 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]. Application is CONTINUED to the Commission's next regularly scheduled Meeting to be held on September 12, 2017, at 6:30 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

Sullivan moved/Kowalski seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Kowalski/Ouellette/Sullivan/Moore/Zhigailo)

NEW PUBLIC HEARINGS : None.

OTHER BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

BUSINESS MEETING/(1) Discussion on HIFZ:

No discussion this evening.

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BUSINESS MEETING/(2) Discussion on Aquifer Protection Regulations:

No discussion this evening.

BUSINESS MEETING/(3) General Discussion of Planning Issues:

No additional discussion this evening.

BUSINESS MEETING/(4) Signing of Mylars/Plans, Motions: None.

ADJOURNMENT:

**MOTION: To ADJOURN this Meeting at 9:25 p.m.
Kowalski moved/Sullivan seconded/VOTE: In Favor: Unanimous**

Respectfully submitted,

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