

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

REGULAR Meeting #1642 – November 12, 2013

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 7:00 P. M. by Chairman Ouellette.

PRESENT: **Regular Members:** Joe Ouellette, Lorry Devanney, Frank Gowdy, Dick Sullivan, and Jim Thurz.
 Alternate Members: Marti Zhigailo

ABSENT: **Regular Members:** All present
 Alternate Members: Robert Slate

Also present was Town Planner Whitten.

GUESTS: Dick and Kathy Pippin.

ESTABLISHMENT OF QUORUM:

A quorum was established as five Regular Members and one Alternate Member were present. Chairman Ouellette noted all Regular Members would sit in, and vote, on all Items of Business this evening. Alternate Member Zhigailo would also join the Board regarding discussion and action on Items of Business this evening if a Regular Member needed to step down from service.

LEGAL NOTICE:

The following Legal Notice, which appeared in the Journal Inquirer on Thursday, October 31, 2013, and Thursday, November 7, 2013, was read by Chairman Ouellette:

1. Application of DSE Properties LLC for a Special Use Permit, in accordance with Section 407, to allow an accessory apartment at 14 Windsorville Road. [R-1 Zone; Map 78, Block 47, Lot 17-1].

2. Proposed Text Amendment to the East Windsor Zoning Regulations, Section 602.2 *Temporary Signs and Displays* – to extend the temporary business sign regulations for one year.

ADDED AGENDA ITEMS:

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Town Planner Whitten requested the addition of Informal Discussion of a potential use for the go-cart track located at 20 North Road. Discussion to be added under the **BUSINESS MEETING.**

PUBLIC PARTICIPATION:

Richard P. Pippin: suggested the town has a wonderful new Walmart with the same 9' parking spaces as the old Walmart. Mr. Pippin felt the spaces are too small for larger vehicles; he suggested the Commission needs to make larger (10') parking spaces a requirement.

APPROVAL OF MINUTES/October 22, 2013:

MOTION: To APPROVE the Minutes of Regular Meeting #1641 dated October 22, 2013 as presented.

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

RECEIPT OF APPLICATIONS:

Chairman Ouellette acknowledged receipt of the following new applications:

1. Application of Southern Auto Sales, Inc. – Modification of Site Plan for proposed construction of a 1,539 square foot garage to be located at 161 South Main Street. B-2 and A-1 Zone; Assessor's Map 32, Block #21, Lot #66.
2. Application of Herb Holden Trucking, Inc. – Renewal of existing permit, and Modification of Site Plan/Special Use Permit for earth products removal at NORCAP Disposal Facility, Inc., located at the rear of Wapping Road. M-1 and A-2 Zones; Assessor's Map #27, Block #49, Lot #17C.

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE:

Nothing presented this evening.

CONTINUED PUBLIC HEARINGS: Gaetan Letourneau - 1-lot Resubdivision and a Special Use Permit, under Section 408, to allow a rear lot at 131 Tromley Road, owned by Jeff Cotnoir. [A-1 zone; Map 64, Block 19, Lot 52] (***WITHDRAWN***):

Chairman Ouellette noted receipt of an e-mail from the Applicant requesting that the Application be withdrawn. Discussion followed regarding if the acceptance of the withdrawal should be without prejudice or simply withdrawn. Town Planner Whitten reported that she understood that the property had been sold.

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MOTION: To **ACCEPT THE WITHDRAWAL REQUEST** for the **Application of Gaetan Letourneau for a 1-lot Resubdivision and a Special Use Permit, under Section 408, to allow a rear lot at 131 Tromley Road, owned by Jeff Cotnoir.**

Devanney moved/Gowdy seconded/

VOTE: In Favor: Unanimous (No one opposed/no abstentions)

NEW PUBLIC HEARING: DSE Properties LLC – Special Use Permit, in accordance with Section 407, to allow an accessory apartment at 14 Windsorville Road. [R-1 Zone; Map 78, Block 47, Lot 17-1] (*Deadline to close hearing 12/17/2013*):

Chairman Ouellette read the Hearing description. Appearing to discuss the Application was Ed Mangold, a partner in DSE Properties, LLC. This proposal includes the construction of a single-family dwelling on a parcel just south of, and adjacent to, the railroad tracks which crosses Windsorville Road. Mr. Mangold has come before the Commission to request the inclusion of an accessory apartment within the new dwelling.

Mr. Mangold reported the apartment would be constructed on the lower level (of a split level home containing 3 bedrooms on the first floor); the apartment would be created to accommodate a family situation. The entrance to the apartment would be through the garage of the home; there would not be a separate entrance to the apartment on the outside of the dwelling. Mr. Mangold reported the proposed apartment would be within the 35% allocation of square footage for the entire dwelling.

Chairman Ouellette referenced Staff comments regarding plan revisions which will include the addition of dwelling dimensions, spot grades, clarification that the dwelling will be hooked up to existing sewer, addition of a key map, and submission of an affidavit regarding the occupancy relationship.

Chairman Ouellette questioned if Mr. Mangold was aware the dwelling would be built next to an active railroad line? Mr. Mangold understood the rail line to be relatively inactive. Commissioner Sullivan suggested the line might be considered inactive in that someone might see rail activity once a month, but a resident might see ATV users once a day. Mr. Mangold suggested he was aware of that.

Commissioner Devanney questioned if the apartment would have a second access? Mr. Mangold suggested residents could exit through patio doors.

Commissioner Gowdy requested clarification that the dwelling would be hooked up to the sewer? Town Planner Whitten concurred, noting any reference to a septic system should be deleted from the plans.

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The Commissioners had no other questions.

Chairman Ouellette opened discussion to the audience.

Audrey Helie, 15 Windsorville Road: reported they have witnessed traffic from ATVs in the past but not as much recently since the railroad posted signs.

Robert Helie, 15 Windsorville Road: requested to view the plans. Chairman Ouellette welcomed Mr. Helie to the table.

Chairman Ouellette questioned if the Planning Department had received any comments from Town Engineer Norton; Town Planner Whitten indicated Staff comments from Town Engineer Norton remain pending.

Town Planner Whitten reiterated she is concerned regarding the lack of identification of spot grades in the area of the driveway turnaround; she had hoped those revisions would have been made before this Meeting. Mr. Mangold indicated there would be little change to the existing grades. Town Planner Whitten noted it appears that the Applicant might be increasing flow off site onto the railroad. She noted pavement is being added to the site; runoff will go onto the railroad property. Town Planner Whitten reiterated her concern is this run-off might cause minor erosion off site. Commissioner Devaney noted the proposed turn-around is going into the railroad right-of-way; Town Planner Whitten suggested there is no restriction on that.

Discussion followed regarding approval without Staff comments from Town Engineer Norton, or plan revisions as requested by Town Planner Whitten. Town Planner Whitten noted the Commission is really approving the use; they could include Staff comments in the Conditions of Approval and Site Plan issues can be dealt with at the level of issuance of a Zoning Permit. Chairman Ouellette questioned if Town Engineer Norton had concerns would the Planning Office have the opportunity to address them at issuance of the Zoning Permit? Town Planner Whitten replied affirmatively. She noted the Applicant must file a corrected plan with the Planning Department before a Zoning Permit can be issued.

Town Planner Whitten also noted the following FOR THE RECORD:

- Certificates of Mailings have been received.
- Notification of the Application was made to the State of Connecticut regarding the railroad.

Chairman Ouellette queried the Commission if they were comfortable moving forward with approval this evening?

MOTION: To CLOSE THE PUBLIC HEARING on the Application of DSE Properties LLC for a Special Use Permit, in accordance with Section

407, to allow an accessory apartment at 14 Windsorville Road. [R-1 Zone; Map 78, Block 47, Lot 17-1].

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

MOTION TO APPROVE the Special Use Permit application **of DSE Properties LLC , represented by Edward Mangold, for a Special Use Permit to allow an accessory apartment in accordance with Chapter 407 of the Zoning regulations at 14 Windsorville Road, in the R-1 Zone [Map 78, Block 47, Lot 17-1]** This approval is granted subject to conformance with the referenced plans as approved by the Commission and the following conditions:

1 of 1 Improvement location survey prepared for DSE Properties LLC 14 Windsorville Rd, East Windsor CT prepared by Landmark Surveys, LLC 62 Lower Butcher Road Ellington Ct 860/875-8204 scale 1"=20' dated 10/21/13
Hand drawn floor plans , 1st floor, lower level , elevation

CONDITIONS:

Conditions that must be met prior to the issuance of any permits

1. North Central District Health Department shall review and approve the plans for the proposed well location to insure adequate capacity for the additional occupancy.

Conditions that must be met prior to certificates of compliance

2. All public health, safety and building code compliance components of the project must be satisfactorily completed prior to occupancy. When all public health, safety and building code compliance components have been completed, the Zoning Official may issue a Certificate of Zoning Compliance.
3. A notarized affidavit in a form acceptable to the PZC, signed by the owner of one of the one family dwelling affirming the intent that either the principal or accessory dwelling unit is to be occupied by the owner of the premises shall be required. Affidavit shall be filed on the land records. The ZEO may request renewed notarized affidavit at 1 year intervals.

General Conditions

4. A certificate of zoning compliance shall be filed on the land records and will be automatically expire with change of ownership. New owners must apply for a new zoning permit, otherwise the use will be considered abandoned.
5. No additional Mailbox is allowed.
6. No additional entrances may be allowed on any wall plane facing any street.
7. Zoning Permit shall be obtained prior to the commencement of any work.
8. A Building Permit shall be obtained prior to the commencement of any work.
9. This project shall be constructed and maintained in accordance with the referenced plan. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.

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10. By acceptance of this approval and conditions, the applicant, owner and/or their successors and assigns 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.
11. The applicant hereby acknowledges concurrence with the provision of §407 of the East Windsor Zoning regulations in total and in doing so recognizes the authority of the Zoning Enforcement Officer to order removal and conversion of the accessory apartment as allowed by §407

Additional Conditions:

12. House dimensions should be shown on the plan.
13. Spot grades and grading should be shown at drive way turnaround.
14. House is to be hooked up to sewer. All reference to septic installation needs to be amended as such.
15. A key map should be added to the plans.
16. The applicant will need to sign an affidavit of occupancy for a temporary accessory apartment stating that
 - a) the owner shall occupy either the main portion of the single-family dwelling or the accessory apartment, and
 - b) the occupant(s) of both units shall be related by blood, marriage, or adoption.

Devanney moved/Gowdy seconded/

VOTE: In Favor: Unanimous (No one opposed/no abstentions)

NEW PUBLIC HEARING: Proposed Text Amendment to the East Windsor Zoning Regulations, Section 602.2 *Temporary Signs and Displays* – to extend the temporary business sign regulations for one year:

Town Planner Whitten reported she did not believe the Economic Development Commission had suggested any revisions to the current regulation other than extension of the expiration date. Town Planner Whitten noted 3 more applications were submitted this year, but 3 applications were made in response to the issuance of Violation Notices. From Staff perspective if the regulation exists it must be enforced; temporary signs are allowed but a business owner must apply for a permit.

Chairman Ouellette questioned if the new B-3/Route 140 Business Corridor Zone has been included in this regulation? Town Planner Whitten replied affirmatively.

Chairman Ouellette opened discussion to the public; no one requested to speak.

MOTION: To CLOSE THE PUBLIC HEARING on the Application for the Proposed Text Amendment to the East Windsor Zoning Regulations, Section 602.2 *Temporary Signs and Displays* – to extend the temporary business sign regulations for one year.

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

MOTION: To EXTEND the East Windsor Zoning Regulations, Section 602.2 *Temporary Signs and Displays* – to extend the temporary business sign regulations for one year through December 31, 2014. (Effective date: November 12, 2013).

Devanney moved/Gowdy seconded/

DISCUSSION: None

VOTE: In Favor: Unanimous (No one opposed/no abstentions)

OLD BUSINESS:

NEW BUSINESS: Northeast Truck Sales – Modification of Approved Site Plan to allow used truck sales at 179 South Main Street, owned by Donald Corkum. [B-2 Zone; Map 32, Block 21, Lot 69] (*Deadline for decision 12/26/2013*):

Chairman Ouellette read the description of this Item of Business. The proposal is for a Site Plan Modification to reconfigure space previously approved for Quality Automotive to accommodate the addition of a second tenant, Northeast Truck Sales, which has moved to this location from Shoham Road. Appearing to discuss this proposal was Jay Ussery, of J. R. Russo and Associates, LLC; and Donald Corkum, property owner. The owner of Northeast Truck Sales, Rick Perrone, is in the hospital. Present in the audience on his behalf are his wife and his best friend.

Mr. Ussery referenced a plan indicating two separate areas; on the right within the pink lines is the area being assigned to Quality Automotive (a body shop), while the area to the left within the green lines is the area proposed for use by Northeast Truck Sales. Mr. Ussery reported Quality Automotive is presently making modifications to the interior of the building; at the time of their approval the area to the left (in green) was vacant. Mr. Ussery gave a history of various businesses (many were used car dealerships) which have occupied the site.

Mr. Ussery indicated that Northeast Truck Sales has been located in a building on Shoham Road which is owned by Somers Sanitation. Mr. Perrone sells large tractor trailers and used heavy duty trucks. The lease to that area has expired; as referenced in Mr. Corkum's letter dated 11/12/2013 "a short-term lease was offered to Mr. Perrone/North East Truck Sales in September." Mr. Ussery noted that Mr. Corkum and Mr. Perrone met with Planning Staff; Town Planner Whitten expressed concerns regarding use of this site (179 South Main Street) for sales of large truck sales. Mr. Ussery agreed this is a tight site. Regarding the addition of Northeast Truck Sales as a

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tenant Mr. Ussery indicated they have been able to fit in 6 spaces in the back 12” wide by 25’ long; they are also proposing 1 display space in the front of the building along with some customer parking. Mr. Ussery indicated they have modified the site to reduce storage spaces previously allocated to Quality Automotive from the approved 18 spaces to the modified 10 spaces. Mr. Ussery indicated the DMV has inspected the site for Quality Automotive last week. Mr. Ussery agreed Mr. Perrone has already moved trucks to the site although he has not yet received approval for this use, but he has moved some out. Mr. Ussery indicated Mr. Perrone feels he can operate fine with the spots as referenced on this Site Plan. Mr. Ussery suggested Mr. Perrone does a lot of internet sales; many of the vehicles may never come to this site. Mr. Ussery indicated Mr. Perrone has a place who does the minor automotive repairs for him; he doesn’t believe any major repairs will occur on site.

Mr. Ussery weighed the concerns raised by Staff against current regulations. He noted truck sales are allowed by Site Plan Approval; there is no requirement for approval under a Special Use Permit. Mr. Ussery indicated he can’t really disagree with Staff concerns; this is a tight site.

Mr. Corkum reported he visited Mr. Perrone’s previous location. He had only 6 or 8 outdoor spots in front of the building on Shoham Road. Mr. Corkum indicated Mr. Perrone feels he can deal with only 1 front display space at the 179 South Main Street location; if he can’t he would be in violation of the 1 year lease Mr. Corkum issued to Mr. Perrone in September 2013. Commissioner Gowdy questioned Mr. Corkum if he meant that Mr. Perrone was not able to comply with regulations at his previous Shoham Road location? Mr. Corkum replied he felt Mr. Perrone was in compliance at Shoham Road; he had only the 6 or 8 exterior spaces but no interior space.

The Commissioners and Town Planner Whitten raised the following questions:

- **Parking space allocation/assignment:** Commissioner Thurz clarified the Commission’s concerns regarding approvals granted for which an applicant then becomes non-compliant. He felt that with rigs valued over \$50,000 there probably wouldn’t be much foot traffic. Mr. Corkum suggested Mr. Perrone only deals with 10 to 12 trucks in a year, while he may take other trucks on consignment. Mr. Corkum indicated he didn’t want to load the lot with consignment vehicles.

Commissioner Devanney referenced Town Planner Whitten’s memo dated 11/6/2013 which indicated 13 trucks were already parked on the site, the lawn, and other tenant space; Commissioner Devanny questioned how we’ve gotten so far over the proposed amount of trucks already? Mr. Corkum felt it may have to do with Mr. Perrone having lost his previous lease. Chairman Ouellette noted concern that an application review is being held this evening and already the applicant is not in compliance; he questioned that the Town may have already cut

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him some slack by not issuing a Cease and Desist Order. Town Planner Whitten didn't know the status of a Notice of Violation. She noted Staff comments submitted to the Commission by Zoning Enforcement Officer Newton under her memo dated 11/12/2013 regarding the site restrictions and the concern regarding ability to maintain compliance. Mr. Corkum suggested he looks at himself as an advocate of zoning; he doesn't want problems. Mr. Corkum suggested the Zoning Regulations must be adhered to; he suggested used car dealers are a different breed.

Town Planner Whitten reported that when Mr. Corkum came into the Planning Office to discuss use of the site he had no intention of proposing another automotive use as he was concerned with the amount of inventory. She reported the Site Plan submitted to the Commission this evening is not the Site Plan submitted for the Special Use Permit Application recently approved for Quality Automotive. Town Planner Whitten reported the Special Use Permit approval for Quality Automotive must be redone as the plan approved is not the area she is now leasing; she is losing 8 spaces because her tenant space has been reconfigured as shown on the plan submitted tonight. Town Planner Whitten noted the need to file correct Site Plans; she suggested Quality Automotive must be made aware of these proposed changes. She is requesting a notarized letter from Quality Automotive regarding their awareness and acceptance of the reduced lease space and modified Site Plan. Town Planner Whitten noted the landscaping added to the site under Quality Automotive's Special Use Permit has been parked on already.

Town Planner Whitten noted the parking study says 5 spaces total are required but the Site Plan shows something different. Mr. Ussery indicated 5 spaces are required based on the square footage of the building. He noted they are providing 7 spaces but he questioned if Mr. Perrone actually needed that many?

- **Concern regarding drive aisle adequacy:** Town Planner Whitten noted this Site Plan modification also proposes a 13' opening between the front parking spaces and the front truck display area; regulations require a 24' wide standard aisle. Mr. Ussery felt a 24' wide aisle was for 2-way traffic in a parking lot; Chairman Ouellette questioned concern for emergency access. Town Planner Whitten reiterated these concerns were raised prior to submission of this application. She noted that in the 9 years she has been employed in East Windsor only twice has the Commission or Staff told an applicant a proposed site isn't right for their proposed use. Chairman Ouellette questioned what the Commission was dealing with; he noted this is a permitted use as-of-right but questioned if the proposed use fits within the proposed Site Plan? Can the trucks be accommodated on this site? He suggested it's kind of like putting 10 pounds of potatoes in a 5 pound bag.

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Mr. Ussery suggested it wasn't like it was an area open to the public; it's storage area. Chairman Ouellette questioned what the Commission required under the Armster Applications; did the Commission require a 24' drive aisle because that area isn't open to the public either. Chairman Ouellette questioned Mr. Ussery if they could meet a requirement for a 24' wide drive aisle? Mr. Ussery suggested they would have to reduce the storage area in the rear; they would probably lose 2 storage spaces in the back. Chairman Ouellette questioned if the site could be reconfigured; could they have a common driveway? Could any of the lawn area be reclaimed somewhere else? Mr. Ussery cited the need to maintain a 25' set back distance from the property line. Commissioner Devanney questioned if 4 customer parking spaces were needed; if they made the customer parking area 3 spaces they could get to the back of the site.

- **Green line demarcation:** Town Planner Whitten questioned the green line down the middle of the Site Plan? Mr. Ussery indicated that represents the lease line; it will be replaced with a fence. Discussion followed regarding the use of bollards vs. fencing to identify the lease area.

Discussion continued regarding the history of inquiries made with regard to leasing this location.

Commissioner Gowdy felt there might be a better use for the property but he didn't want to lose a business; he felt they could make the use work.

Commissioner Sullivan suggested the problem is everyone is working with minimum requirements for the site. Mr. Corkum has no opportunity to expand. He felt perhaps this is the wrong site for this business. Commissioner Zhigailo cited the year lease; if it doesn't work..... Discussion followed regarding the Special Use Permit application process and its effect on the lease timeframe. Town Planner Whitten noted the Applicant shouldn't be in the building presently; he was shut down by the Building Official as he went in without the required permits. She questioned if Mr. Perrone has another place to store the trucks; she noted many of the original 13 trucks have disappeared and they haven't gone back to Shoham Road. She noted Mr. Corkum has made great strides with the site; she noted he has done well with the first tenant and felt he will be able to do as well with the second.

MOTION: To CONTINUE the Application of Northeast Truck Sales for a Modification of Approved Site Plan to allow used truck sales at 179 South Main Street, owned by Donald Corkum. [B-2 Zone; Map 32, Block 21, Lot 69] to the Commission's regularly scheduled Meeting on November 26, 2013 at 7:00 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

Devanney moved/Gowdy seconded/

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DISCUSSION: None

VOTE: In Favor: Unanimous (No one opposed/no abstentions)

OTHER BUSINESS: None.

BUSINESS MEETING/(6) Informal Discussion - potential use for the go-cart track located at 20 North Road:

Town Planner Whitten reported she has been approached by someone who would like to use the location of the go-cart track and golf driving range. His proposed use of the area previously containing the driving range for public operation of 75 pound radio-controlled cars on a dirt track. He would also allow use of the go-carts again. In the future he would apply for a Special Use Permit to construct a building with indoor track, also for the radio-controlled cars. He would also like to re-open the snack shack. In the future the facility would be operated as a private club.

The Commissioners raised the following questions/concerns:

Traffic: Commissioner Gowdy cited concern for traffic as the Dunkin Donut is located across the road. Town Planner Whitten felt the estimated traffic would be similar to the previously approved use.

Number of required parking spaces: Chairman Ouellette questioned the number of required parking spaces? Town Planner Whitten felt the number of spaces would also be similar to the previous use.

Consideration of proposed use: Chairman Ouellette suggested two different activities, which will appeal to two different groups of people, are being proposed. Commissioner Thurz reported there is a similar facility in Enfield. People bring their own rc-car, or rent from the facility. Commissioners Devaney and Gowdy questioned if the cars are trucked in on a trailer? It was felt the cars could be brought in in the trunk of a car. Commissioner Thurz reported they can reach a speed of 60 mph; people take this sport seriously.

Dirt track: Commissioner Sullivan cited concern for dust and/or mud. Chairman Ouellette cited concern regarding drainage onto adjacent properties.

The Commission felt the proposal was a grey area; there is no compatible use in the Zoning Table presently.

BUSINESS MEETING/(1) Review of Bylaws:

The Commission and Town Planner Whitten felt there were no issues with the bylaws as presently written. No changes were made; no motion presented.

BUSINESS MEETING/(2) Election of Officers:

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Commissioner Thurz nominated the present slate for re-election, Commissioner Sullivan seconded the nomination.

MOTION: To APPROVE FOR RE-ELECTION the present slate of officers for the East Windsor Planning and Zoning Commission.

Thurz moved/Sullivan seconded/

VOTE: In Favor: Unanimous (No one opposed/no abstentions)

BUSINESS MEETING/(3) Plan of Conservation & Development 2014:

Town Planner Whitten felt work on the POCD would be at a standstill until after the beginning of 2014 as the Commission has several applications coming up in the next few weeks. She will work with existing Commissions to sponsor public meetings during their regularly scheduled meetings so public input can be heard. Town Planner Whitten will also work up a schedule of POCD Workshop Meetings for the PZC for 2014.

Town Planner Whitten noted concern with the low public turnout. She may use some of the CIP funding to post Legal Notices in local newspapers as a means of notification. She is also working to get another page on the Town website.

BUSINESS MEETING/(4) Discussion – Adult Regulations: (Tabled)

BUSINESS MEETING/(5) Signing of Mylars/Plans, Motions:

Mylars:

- **KGS Realty, Inc.** – Modification of approved site Plan to allow covered patio, entry, canopy and seasonal tent at 17 Thompson Road (LaNotte Restaurant). [M-1 zone; Map 82, Block 18, Lot 11].

Motions: None.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:43 p.m.

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

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(4502)