

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

REGULAR Meeting #1672 – April 28, 2015

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 6:32 P. M. by Chairman Ouellette.

PRESENT: **Regular Members:** Joe Ouellette (Chairman), Lorry Devanney, Frank Gowdy, Jim Thurz, and Dick Sullivan.
 Alternate Members: Michael Kowalski, Bob Slate.

ABSENT: **Regular Members:** All Regular Members were present.
 Alternate Members: Marti Zhigailo

Also present was Town Planner Whitten.

GUESTS: . Terri Hahn, of LADA

ESTABLISHMENT OF QUORUM:

A quorum was established as five 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.

POCD DISCUSSION: Terri Hahn, LADA – Final Discussion on Proposed Route 5 Corridor Study:

Appearing to present her final discussion of the Proposed Route 5 Corridor Study was Terri Hahn, of LADA, Mrs. Hahn presented the Commission with four large scale aerials of Route 5, including:

- Overall Aerial showing the characteristics of the proposed corridor development
- River as a recreational hub
- Large scale recreation
- Wellness corridor

Mrs. Hahn described the information developed regarding the existing characteristics of the Route 5 corridor, and the various scenarios for potential development in the future. Mrs. Hahn noted the proposal includes the addition of a bike path – both along Route 5 and the Connecticut River along South Water Street - and the addition of street trees where appropriate.

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Discussion followed. The Commission asked Mrs. Hahn to incorporate the following additional information on the final maps:

- Discontinue future development of residential uses north of Route 140 and replace with business uses in the future.
- Add high density housing to Route 140 in the Warehouse Point area and in the Gateway Zone.
- Clarify auto uses along the corridor.

LEGAL NOTICE: No Legal Notice to be read this evening.

ADDED AGENDA ITEMS:

Town Planner Whitten requested to add **Discussion on the status of the POCD under OTHER BUSINESS.**

PUBLIC PARTICIPATION:

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

Kathy Pippin: reported she is very impressed by the work done by Mrs. Hahn. Chairman Ouellette concurred; he noted Mrs. Hahn started at the grassroots level and progressed to the maps presented this evening. He suggested the Town got tremendous value in selecting Mrs. Hahn for this project.

APPROVAL OF MINUTES/March 24, 2015:

MOTION: To ACCEPT the Minutes of the Planning and Zoning Commission's Regular Meeting #1671 dated March 24, 2015 as amended:.
Page 3, NEW PUBLIC HEARINGS –West River Farms, LLC for a Special Use Permit to allow a 69-lot PRD AND, NEW BUSINESS: West River Farms, LLC - a 69-lot PRD Subdivision, information presented by the applicant with regard to a traffic study prepared by Bubaris Traffic Associates: Bubaris has routinely been misrepresented throughout the discussion by the recording secretary as Dubaris – corrections noted as appropriate.

Gowdy moved/Devanney seconded/DISCUSSION: See above comments in motion.

VOTE:
In Favor: Devanney/Gowdy/Ouellette/Thurz
Opposed: No one
Abstained: Sullivan

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RECEIPT OF APPLICATIONS:

Chairman Ouellette acknowledged receipt of the following new Applications:

1. Application of Jeffrey E. & Maria B. Ewing for a 3-lot subdivision off of Kreyssig Road along the East Windsor / Ellington town line and Special Use Permit (per Chapter 408) to allow a rear lot off of Kreyssig Road. [A-1 zone; Map 136, Block 75, Lot 11]
2. Application of Kings Crossing, LLC for Modification of Approved Site Plan to allow construction of material storage bins at existing construction storage yard at 297 North Road, owned by the Kement Family Limited Partnership. [A-1 & A-2 zones; Map 117, Block 36, Lot 43C]
3. Application of East Windsor Farmer's Market for Site Plan Approval to allow seasonal farmer's market from June 21 through October 11, 2015 at 58 North Road, owned by CT Electric Railway Association. [B-3 zone; Map 113, Block 17, Lot 7]

Town Planner Whitten noted the second Application will be presented as a Special Use Permit.

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

Nothing presented this evening.

CONTINUED PUBLIC HEARINGS: West River Farms, LLC - a Special Use Permit to allow a 69-lot PRD Subdivision in 4 phases located at 329, 331, 339 and 341 Scantic Road. [MFDD & A-1 zones; Map 3, Block 34, Lots 60, 62 & 62A] (*Deadline to close hearing 4/28/2015*); **AND NEW BUSINESS: West River Farms, LLC** - a 69-lot PRD Subdivision located at 329, 331, 339 and 341 Scantic Road. [MFDD & A-1 zones; Map 3, Block 34, Lots 60, 62 & 62A] (*Deadline for decision 5/14/15*)

Chairman Ouellette read the description of the Public Hearing and the New Business item; he described the process for the presentation and taking public input. Joining the Commission for discussion were Dana Steele, Professional Engineer, and Jay Ussery, of J. R. Russo & Associates, LLC; Mr. Respler (representing West River Farms, LLC); and Attorney Len Jacobs. Also present to assist with architectural information was Bob Mowkowski, of rpm Architecture

Mr. Steele reported the Application is for a 69 lot PRD (Planned Residential Development) Subdivision, which is allowed under Section 801 of the Zoning Regulations. The subject parcel contains 41 acres, 24 of which lie in the town of East Windsor while the remaining acres are located in the town of South Windsor. The Applicant is dedicating 19 ½ acres for the Open Space allocation, 17 acres are located in

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South Windsor but will be accessed through East Windsor. The land in South Windsor has been accepted as dedicated Open Space (via approvals issued through the South Windsor application process).

Mr. Steele reported they have submitted revised plans dated 4/21/2015. Discussion during the previous meeting resulted in the following changes:

Sidewalks: Originally a waiver from installation of sidewalks had been requested. The plans now show sidewalks on the north side of Riverside Way from Scantic Road to the intersection of Cathy Lane; they will continue along Riverside Way to the cul-de-sac. The sidewalks will also be installed along Cathy Lane and loop to Hilltop Circle. Sidewalks would not be installed at the entrance of Scantic Road and Cathy Lane as they are not proposing any houses in that area. The request for the waiver of sidewalks has now been eliminated.

Street lights: The proposed location of street lights has been moved to the other side of the street due to the addition of the sidewalks. Street light locations are proposed as follows: 5 along Riverside Way, 2 along Cathy Lane, 1 at Hilltop Circle, and 1 at the intersection of Cathy Lane and Scantic Road

Phasing: Phase I will include the construction of Riverside Way and the temporary cul-de-sac. Phase II will now be the extension of Riverside Way. Mr. Steele indicated they didn't do that originally because Section 6.1.7 requires a maximum number of 20 houses constructed on a cul-de-sac. Discussions with Town Staff have determined it would make more sense to request a temporary waiver of Section 6.1.7 while completing Phase II. Phase III will be the construction of Cathy Lane; Phase IV will be the completion of Hilltop Circle.

Landscaping: Town Staff wanted to see more of a mixture of smaller trees; to accomplish this they have added additional specimens of ornamental trees as well as Maples which would be placed in the 70' public right-of-way

Mr. Steele then introduced Bob Mowkowski, of rpm Architecture, who presented the Commission with updated architectural drawings of the proposed dwelling units. In response to the Commission's request to see the complete dwelling options Mr. Mowkowski now presented 8 dwelling styles ranging in size from 1600 to 2300+/- square feet. The dwelling styles are:

Broad Brook – 2 bedroom gabled ranch

???????? – 3 bedroom ranch with full front porch containing 1800 square feet, which includes an attached garage.

East Windsor – 2 story Colonial, with bedrooms on the second floor

Windsorville – 2 story with bedroom on second floor also.

Melrose – traditional Colonial

Columbia – Colonial with eave

Copeland – more of a farmhouse style with full porch

Eaton – 2 story with ground floor master bedroom

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Mr. Mowkowski reported the buyers will be offered options for adding bays, fire places, etc.; he suggested the dwellings would be similar to those constructed at Mason's Brook.

Commissioner Thurz questioned the price range for these dwellings? Mr. Respler indicated they would be marketed in the upper \$200,000 to low \$300,000 range. Commissioner Thurz questioned if any of the dwelling options could be constructed on any of the lots? Mr. Mowkowski replied negatively, noting some of the lots are smaller which would require the smaller homes.

Mr. Steele reported they have received the following Staff comments:

Capacity letter from the Water Pollution Control Authority indicating the potential to sewer the project.

Preliminary memo from Town Planner Whitten which indicates the proposal may require additional tweaking.

Memo dated 4/23/4015 from Town Engineer Norton. Mr. Steele reported they have no objection to addressing Town Engineer Norton's requirements; they would be agreeable to Town Engineer Norton's comments becoming conditions of approval. Chairman Ouellette questioned if any of the comments require significant changes to the drawings? Mr. Steele reviewed Town Engineer Norton's comments briefly:

Grading: Mr. Steele suggested he felt the issue of grading could be addressed on a lot by lot basis; he felt there would NOT be significant changes to the plans.

Maintenance of Open Space, stone dust walking trail, and access drive. Mr. Steele indicated it made more sense to include maintenance of the walking trail with the Open Space, which is potentially to be owned by the Scout Hall Building Committee. Mr. Steele noted the **drainage basin** will be collecting run off from Scantic Road and the other roads; maintenance of the drainage system will be the responsibility of the Town of East Windsor. An easement will be provided to allow access to the basin, which will be located within the South Windsor Open Space. Mr. Steele didn't feel maintenance of the drainage basin would incur a significant cost to the Town of East Windsor.

Road grades: Mr. Steele reported he will discuss this comment further but he felt he could meet Town Engineer Norton's concerns. Mr. Steele reported the lots meet the minimum 1% grade which is permitted under the Subdivision Regulations.

Stop sign at intersection of Cathy Lane and Scantic Road: Mr. Steele will address this comment.

Notes on Erosion and Sediment Control Notes Sheet: Mr. Steele will address this comment.

Show drywells on plans: Mr. Steele indicated he will discuss this comment with Town Engineer Norton. He can show the proposed locations of the roof infiltration on the plans but he felt the issue needs to be decided in the field.

Anti-seep collar: Mr. Steele will add this recommendation to the drainage design.

Pipe sizing calculations: Mr. Steele reported he made minor changes to the slope of the pipe to allow for the change of the driveway design and didn't change the calculations; he will address the changes accordingly.

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Pipe run velocity: Mr. Steele reported he can add additional drainage structures but those changes won't change the roads, sidewalks, or the way the development will look.

Chairman Ouellette noted the timing of the memo and this presentation. He, noted it's uncommon for the Commission to receive this many recommendations for changes well into the Application presentation without a follow up report from Town Engineer Norton regarding resolution of the proposed recommendations . He noted the Commission relies on Mr. Steele's expertise to explain and address the recommended changes.

The Commissioners raised the following questions:

Schanck Road: Commissioner Thurz recalled that during the previous presentation there was considerable discussion regarding Schanck Road; he questioned if there were any updates? Mr. Steele responded accordingly:

Traffic study: Mr. Steele referenced the public's comments regarding the effect of winter conditions on the results of the traffic study. He reviewed the information with the traffic engineer and found the study was conducted in December which would have been prior to the later snow. Chairman Ouellette noted the traffic study was dated in February, which could lead someone to believe it was conducted in February. Mr. Steele suggested Town Engineer Norton had taken no exception to the comments made in the traffic study.

Shallow wells: Mr. Steele suggested he didn't feel that there would be any impact in diverting the surface water away from that area; those houses on the west side of Hilltop Circle would drain in that direction which would compensate for diverting the surface water.

Screening/privacy issues: Mr. Steele felt they have addressed those concerns via the landscaping plan. They are proposing to plant evergreens along Schanck Road and the Mulka property.

Maintenance of Schanck Road and relationship between the Scout Hall Building Committee and the residents of Schanck Road: Mr. Steele noted the Scout Hall Building Committee (SHBC) is a third party rather than the Applicant, but the SHBC would like to take ownership of the Open Space. Mr. Steele felt the SHBC was sensitive to the concerns of the Schanck Road residents. He referenced a memo prepared by the SHBC which was submitted this afternoon to the Planning Department; the memo outlines potential uses of the Open Space and notes their willingness to work with the residents of Schanck Road.

Phasing: Commissioner Kowalski questioned the phasing process. He questioned that construction equipment would have to go through Phase I to work on Phase II. Mr. Steele indicated there is already an existing driveway which extends to the top of the hill. Commissioner Kowalski questioned what would be done for erosion controls? Mr. Steele indicated they would construct anti-tracking pads where the construction ends; standard erosion control methods would be utilized throughout the project.

School bus access: Commissioner Kowalski questioned how the school buses would circulate; he is concerned that during Phase II there will be construction vehicles on site, kids will be waiting at the curb, and they will be eliminating the cul-de-sac where the

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buses could turn around. Mr. Steele recalled his earlier discussion of extending Riverside Way; the temporary cul-de-sac would have to stay until a permanent cul-de-sac is constructed. Town Planner Whitten noted one of the reasons they thought this was a better Phasing plan was because we thought they could use the second entrance for construction traffic. Chairman Ouellette questioned Commissioner Kowalski if the Applicant would consider using the second access for construction vehicles would that address his concerns? Commissioner Kowalski replied affirmatively.

Sidewalks/school bus pick up: Commissioner Gowdy questioned if the sidewalks will be on the same side for pick up or will the kids have to cross the street? Mr. Steele suggested that on Riverside Way they will have to cross the street, while on Cathy Way they will be on the same side. Mr. Steele suggested they could put the sidewalks on the southside of Riverside Way. They put the sidewalks on the northside because that side of the road gets more sun and is better for snow melt, and secondarily, the sidewalks would be along the entire length of the road. Commissioner Gowdy indicated the location of the sidewalks wasn't something he wanted changed; he was just raising the question.

Water quality basin: Commissioner Kowalski questioned if the water quality basin would be South Windsor's? Mr. Steele indicated it would be East Windsor's responsibility as the water being collected is from East Windsor's roads. Town Planner Whitten clarified that while the basin will be located within South Windsor's land it is collecting East Windsor's drainage so East Windsor will have to maintain the basin, and will have an easement to do so.

SHBC's proposed use of Open Space: Commissioner Slate questioned if the SHBC has South Windsor's permission to do the things they are proposing? John Burnham, speaking on behalf of the SHBC, replied affirmatively, noting they received approval from the South Windsor Inland Wetlands Commission. Mr. Steele suggested that some of the potential uses considered for the future might require additional Inlands/Wetlands approval.

Marketing potential for the development: Commissioner Thurz questioned if the proposed dwellings don't sell what's to stop the developer from putting up \$100,000 track homes? Mr. Respler clarified that he would have to return to this Commission to change his proposal.

Commissioner Sullivan had no additional questions. Commissioner Devaney indicated she was happy to see the addition of sidewalks, and she is ok with the proposed phasing. She suggested she is still somewhat concerned that residents of East Windsor will be able to use the Open Space during the day. Attorney Jacobs noted representatives from the SHBC are present at this meeting if anyone has any additional questions.

Chairman Ouellette noted the Application is being heard under a Public Hearing; he queried the audience for comments:

Diane Schanck, 8 Schanck Road: reported she has a shallow well; she questioned if it would dry up when they start digging? Will the homes have basements? Mr. Steele clarified that Diane Schanck's property is on the other side of Schanck Road. He noted

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there is a swale that accepts the surface water. Mr. Steele suggested it's difficult to say. Chairman Ouellette questioned if the developer was changing the contours in the area of Diane Schanck's property? Mr. Steele indicated they would be collecting the stormwater and sending it to the basin but some of the surface water will infiltrate back into the ground. Commissioner Thurz felt Diane Schanck's concern was how low they would be digging? Mr. Steele suggested their road is above the grade of Schanck Road, and the basements will be higher than Schanck Road. Commissioner Gowdy questioned if all the wells on Schanck Road were shallow wells?

Ellen Sias, 10 Schanck Road: reported all the wells are shallow wells.

Doug Monson, 345 Scantic Road: reported he installed a sump pump a year ago; 30" down from the floor at this time of year the water is 10" below. If you start messing with the hill, which is sandy, as soon as you put drainage on Schanck Road the water will be gone; water seeks the lowest level. If you put those pipes in you will suck the water from the hill. Mr. Steele felt the roof infiltration will recharge the groundwater, but they are willing to look at additional options. Mr. Steele indicated he will discuss the concern with Town Engineer Norton. Maybe they can take some drainage along Schanck Road and make it perforated. Mr. Steele indicated they have done what they think is appropriated to address this issue but he agreed to look at other options. Commissioner Thurz felt the public is looking for a guarantee.

Ellen Sias, 10 Schanck Road: questioned what the other options were; she felt Mr. Monson at 345 Scantic Road didn't want to get overflow either. Mr. Steele reiterated he would discuss the concerns with Town Engineer Norton. Commissioner Sullivan questioned how many properties on Schanck Road would be affected? Mrs. Sias replied 4 properties.

Rebecca Schanck, 6 Schanck Road: cited the water pressure isn't good now; she is concerned all these houses will be putting fertilizer on their lawns. She is concerned with losing the water at her property.

Rose Mulka, 337 Scantic Road: reported she has a shallow well which is in the middle of the road.

Carol ???????, owner of South Windsor Auto Parts: reported South Windsor Auto Parts has been there for 44 years; she has had no problems with the water.

Diane Schanck, 8 Schanck Road: reported their wells have edb now, when you start digging will you test for this? Commissioner Gowdy suggested that their water is being filtered now; this might help that condition.

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Ellen Sias, 10 Schanck Road: reported the residents are in the State system now under which they must have the water tested and then apply for filters. Town Planner Whitten reported that the Town would not necessarily be giving the residents fresh water. Town Planner Whitten questioned Mr. Steele how the proposed homes will be provided water? Mr. Steele indicated they would be bringing public water in. Town Planner Whitten suggested that perhaps the Schanck Road residents might have the opportunity to hook up to the public water.

Carol ???????, owner of South Windsor Auto Parts: reported they have to deal with the EPA, the water has been perfect, she doesn't want to see any problems now.

Chairman Ouellette suggested Mr. Steele would be looking into the water issues; the residents will be apprised of his findings.

Ellen Sias, 10 Schanck Road: questioned if the walking trail was still proposed to be located at the top of the hill? Mr. Steele suggested it remains in the location previously described; the walking trail will begin at lots 54 and 55 on Cathy Lane.

Mrs. Sias thanked the Scout Hall Building Committee for meeting with the residents.

Bob Bently, 20 Omelia Road: questioned the number of zones which allow residential properties? He sees 3 zones on the (Town) website but he didn't see where lots this small could be approved. Mr. Bently suggested his concern is how can it be passed that they can have these small lots? Chairman Ouellette clarified that nothing has been approved. He explained the smaller lots are allowable under something called a Planned Residential Development (PRD). Town Planner Whitten clarified that the PRD allows smaller lots if they give more Open Space. She clarified that this property was rezoned to a Multi-Family Development District (MFDD) when the previous owner, Victory Outreach Church, proposed a condominium development. Mr. Bently reported he isn't concerned with the Open Space in South Windsor; this seems to be extraordinary in the number of lots proposed. It boggles his mind that this has come through. Mr. Bently felt there will be children as a result of the development; the Town already has problems with our budgets and taxes. Mr. Bently reiterated it boggles his mind that this has come through. Town Planner Whitten tried to explain the purpose of the MFDD; Mr. Bently was not receptive to explanations or clarifications.

Doug Monson, 345 Scantic Road: Mr. Monson suggested that with regard to Schanck Road and the Open Space he appreciates what the Scout Hall Building Committee is doing but it's really that they want help from the residents. Mr. Monson reported he recently moved here from Massachusetts; he gave an example of the problems with people accessing the river in Westfield, MA. Chairman Ouellette questioned if Mr. Monson felt that would happen here? Mr. Monson suggested that if you open that area up you will have people running down this one lane road during the Summer. He suggested Scout Hall wants them/the residents to help maintain the road; he noted South

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Windsor Auto Parts has been graciously helping with the road for many years. Mr. Monson suggested taking the access path and make it a 2 lane road and you won't have the problem with the width of Schanck Road; it would be an access outside of this small neighborhood. Chairman Ouellette questioned that Mr. Monson was suggesting that the access road should be widened? Mr. Monson concurred, noting it will provide more access through the access driveway rather than bothering the people on Schanck Road. Commissioner Thurz suggested he didn't feel it was Scout Hall's intention to make the area an intensive recreation area. Mr. Monson reiterated that's what happened in Westfield, MA. Commissioner Thurz noted he has been in East Windsor for 40 years and he has never swam in the Scantic River. Commissioner Gowdy suggested Mr. Monson was making the assumption that the Westfield River is comparable to the Scantic River and it isn't. Commissioner Gowdy noted the area in Westfield, MA that Mr. Monson is talking about is a destination area and this area isn't. Mr. Monson reiterated he still opposes the project. Commissioner Sullivan noted the Town has the Filter Beds (at Mill Street) and an area in Melrose (with access to the Scantic River), and if there are areas that are under-utilized it's those areas. Some people fish or hike along the Scantic but there isn't a problem of trash accumulation. Commissioner Sullivan suggested the Scantic River is different water; you really can't swim in it.

Ellen Sias, 10 Schanck Road: questioned that it's anticipated that it would take 4 years to complete the project? Mr. Respler suggested he hoped it would be completed sooner. Mrs. Sias felt it would take longer than 4 years to complete the 69 homes; she felt Mr. Respler would build model homes to sell the others. She cited concern that the project would take longer; she questioned the life/duration of the approval? Attorney Jacobs reported a permit is typically a 5 year approval but the Applicant can seek extensions. Chairman Ouellette noted the permit duration is set by State Statutes.

Chairman Ouellette questioned if anyone from the Scout Hall Building Committee would like to speak? **John Burnham, representing the Scout Hall Building Committee (SHBC),** addressed the audience. Mr. Burnham reported he spends countless hours in the river trimming trees, etc. and he has never seen people swimming in the river; he suggested this area won't be like the Westfield River. Mr. Burnham noted the SHBC has held one meeting with the residents of Schanck Road to discuss everyone's concerns. The intent of the SHBC is to try to get the neighbors to be stewards of the property, and to be watchdogs. Mr. Burnham felt they probably will install gates down by South Windsor Auto Parts; there would be hours of operation – such as dawn to dusk; call him if you see people going down there after dusk. Commissioner Devaney noted the gated area; she questioned if someone like herself could go down there to walk during the day? Mr. Burnham suggested the intent is to provide the opportunity for passive recreation for the public. He suggested the SHBC would maintain the road in as good a condition as it is now; Schanck Road will be gravel from South Windsor Auto Parts (SWAP), although he noted SWAP has put in some paving. Mr. Burnham felt it would be so much better having someone like the Scout Hall Building Committee monitoring

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the property than calling someone in DeMoine, IO if there are problems; he felt the Scout Hall Building Committee would be good stewards of the property.

Rebecca Schanck, 6 Schanck Road: felt that what the Scout Hall Building Committee wants to do will be nice; no one knows how long South Windsor Auto Parts will be there. Rebecca Schanck suggested when the residents met with Scout Hall it was a good discussion. She questioned the cost, noting they manage fine now. She felt it could be a lot more active on their street in the future. Mr. Burnham indicated there will be more meetings in the future and everyone will be a team. Rebecca Schanck questioned who owns Schanck Road; it seems to be a right-of-way. An unidentified speaker indicated Van Schanck and Bill Schanck owned where the right-of-way was going through there at the time. Rebecca Schanck noted there are also other living relatives of the Schanck brothers.

Chairman Ouellette questioned Mr. Burnham if the Scout Hall Building Committee could meet with the residents again before the PZC makes its decision? Mr. Burnham indicated the road will always be plowed and the road will be maintained in its current condition but if the group wants a better road then all that needs to be discussed. Mr. Burnham reiterated he hoped some of the residents would be watchdogs of the property.

Chairman Ouellette queried the Commissioners as to the level of details they still need beyond what they have heard tonight.

Guarantee of public Open Space: Town Planner Whitten indicated the Commission needs some type of guarantee that this proposed Open Space area will be available to the public in perpetuity. Chairman Ouellette questioned if the guarantee should come from the developer or the Scout Hall Building Committee? Town Planner Whitten felt it should come from the Scout Hall Building Committee if they will be taking the responsibility for the proposed Open Space. Chairman Ouellette questioned if that would become a condition of approval? Attorney Jacobs felt it would be acceptable to everyone if the issue could be addressed as a condition of approval – that the Open Space will be deeded to the Scout Hall Building Committee and will be operated with the following requirements (which would be defined under the language of the condition). Attorney Jacobs clarified that the Applicant is giving the land to the Scout Hall Building Committee to meet the requirements of the regulations with regard to the Open Space allocation. Chairman Ouellette requested Attorney Jacobs meet with the Scout Hall Building Committee to work out the details/language to bring to the PZC for consideration at the next Commission meeting.

Landscaping: Discussion followed regarding placement of the proposed street trees.

Rose Mulka, 337 Scantic Road questioned why the trees are being placed on her property? Town Planner Whitten suggested the Applicant is offering them to her rather than having them on the Town right-of-way. Mrs. Mulka indicated she didn't want the trees on her property. **John DeLisa** spoke from the audience, noting he is speaking as a **representative of the Skowrons (Richard and Sharon, 319 Scantic Road)**. Mr. DeLisa indicated the Skowrons have never been approached about this issue. Mr. Steele

referenced the Skowron's property and noted they are showing the trees outside of the right-of-way. Since hearing Mrs. Mulka's comments they can either move the trees out of the proposed location or remove them completely. Commissioner Devanney requested clarification that the trees were added since the previous meeting; she questioned that someone had requested additional screening? Mr. Steele replied affirmatively, noting there was some discussion of additional screening so they proposed the option before you this evening; the trees could be evergreens instead. Chairman Ouellette queried Mr. DeLisa if he was looking for additional vegetation? Mr. DeLisa reported no one has ever approached the Skowrons; no one has ever asked for permission to put the trees on their property. He reported they have been watching this development for 4 years. Mr. Steele referenced the location of the proposed trees for the residents, noting they are proposing the trees on the lots but not within the Open Space. **Rebecca Schanck, 6 Schanck Road**, questioned if the berm will remain? Mr. Steele reported it will become a depression and will provide drainage functions.

Schanck Road Improvements: Chairman Ouellette suggested opening discussion of these potential improvements on Schanck Road from Scantic Road to the access to the Open Space. He questioned the pros and cons of improvements over its current condition. Mr. Respler suggested since he started this project the development costs have skyrocketed; the addition of the sidewalks themselves is expensive. He suggested the cost to build a home is \$110/square foot, plus the cost of engineering, and the cost of the property; he suggested there isn't a lot of profit left. **Ellen Sias, 10 Schanck Road**, suggested it would be difficult to improve Schanck Road because within the first 200' there is a building in the road; also the wells are maybe 10' of the road, and the septic systems could be close as well. **Doug Monson, 345 Scantic Road**, questioned why not improve the dirt road that comes out to Schanck Road? Mr. Monson cited issues with septic system locations, and the building in the road. Chairman Ouellette suggested the Commission is now hearing there are issues other than economics which would impact the improvement of Schanck Road.

Phasing: Chairman Ouellette suggested he wasn't opposed to the waiver for the temporary cul-de-sac, but he questioned what the disadvantage would be to waive the requirement as currently written? Town Planner Whitten suggested that if the other phases were never built then they would have a cul-de-sac with nearly 40 houses on it, which would be contrary to the regulations. Mr. Steele reported there is a lot of infrastructure cost in Phase I; Mr. Respler noted the stormwater drainage and sewer must be put in in Phase I. Commissioner Gowdy suggested if there is any profit it would be realized in Phases 3 and 4. **Rebecca Schanck, 6 Schanck Road**, suggested the houses proposed in Phase II are the most desirable location; she questioned why not start with that phase? Mr. Steele indicated the sewer must be brought in from Scantic Road so if they started up there (the location of Phase II) they would need to bring the sewer up first; it's more economical to phase as they have proposed. Chairman Ouellette questioned if the Applicant would consider providing laterals for public water to make it affordable or convenient if the residents wanted to hook in? Discussion continued regarding phasing and redesign options.

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Chairman Ouellette queried the public and the Commissioners for additional questions or concerns; no one raised any comments

Town Planner Whitten noted the deadline to close the Public Hearing on the Special Use Permit is tonight; the Applicant has requested a 14 day extension to the Commission's May 12th Meeting which will be held at the Park Hill Community Center due to the budget referendum.

MOTION: To CONTINUE the Public Hearing on the Application of West River Farms, LLC for a Special Use Permit to allow a 69-lot PRD Subdivision in 4 phases located at 329, 331, 339 and 341 Scantic Road. [MFDD & A-1 zones; Map 3, Block 34, Lots 60, 62 & 62A] until the Commission's next regularly scheduled meeting to be held on May 12, 2015 at 6:30 p.m. in the Community Center of the Park Hill Elderly Housing Complex, 1 Park Hill Road, Broad Brook, CT.

Devanney moved/Gowdy seconded/DISCUSSION: None

VOTE: In Favor: Unanimous

MOTION: To TAKE A FIVE MINUTE BREAK.

Gowdy moved/Devanney seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous

The Commission RECESSED at 8:40 p.m. and RECONVENED at 8:49 p.m.

NEW PUBLIC HEARINGS – . : West River Farms, LLC - a 69-lot PRD Subdivision located at 329, 331, 339 and 341 Scantic Road. [MFDD & A-1 zones; Map 3, Block 34, Lots 60, 62 & 62A] (*Deadline for decision 5/14/15*)

See discussion concurrent with Public Hearing presentation.

OTHER BUSINESS: Guidance to Municipalities re: Discretionary State Funding Eligibility:

Town Planner Whitten reported to the Commission that she has been conversing with Dan Morley, of the OPM, regarding the adoption date of the current POCD update and its effect on Discretionary State Funding Eligibility. East Windsor adopted amendments to the present POCD in 2006 and 2012; Mr. Morley has indicated that those amendments reset the 10 year revision date of a POCD in order to maintain discretionary state funding eligibility. Therefore, Town Planner Whitten continues to update the current revision document; potential adoption is anticipated to be 1/1/2016.

OLD BUSINESS: None.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1672 – April 28, 2015
MEETING MINUTES**

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NEW BUSINESS: None.

**BUSINESS MEETING/(1) Discussion on Aquifer Protection Regulations and Map
TABLED.**

BUSINESS MEETING/(2) Signing of Mylars/Plans, Motions:

Nothing presented this evening.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 9:10 p.m.

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

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(5855)