

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

**REGULAR MEETING #1651 – APRIL 8, 2014
MEETING MINUTES**

The meeting was called to order in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT at 7:01 p.m. by Chairman Ouellette.

PRESENT: **Regular Members:** Joe Ouellette, Lorry Devaney, Dick Sullivan and Jim Thurz.
 Alternate Members: Robert Slate. Marti Zhigailo arrived at approx. 7:30

ABSENT: Regular Member Frank Gowdy.

Also present was Town Planner Laurie Whitten.

GUESTS: Deputy Selectman Jason Bowsza, Board of Selectmen Liaison to the Planning & Zoning Commission.

ESTABLISHMENT OF QUORUM:

A quorum was established as four Regular Members and one Alternate Members were present. Chairman Ouellette noted that Bob Slate would be sitting in as a voting member.

LEGAL NOTICE:

The Legal Notice for the following applications, which appeared in the Journal on Thursday, March 27, 2014 and Thursday, April 3, 2014, was read by Chairman Ouellette:

1. Application of Christopher LaFleur for a Special Use Permit (per Section 814) to allow the bringing in of approximately 265 cubic yards of fill to the front yard to improve functionality of the property at 222 North Road. [A-1 zone; Map 126, Block 27, Lot 10]
2. Application of John Burnham for a Special Use Permit (per Section 408) to allow a rear lot at 2 Rye Street. [R-2 & B-2 zones; Map 88, Block 38, Lot 11]
3. Application of Apothecaries Hall Enterprises, LLC and the East Windsor Sportsmen's Club, Inc. for a Special Use Permit/Excavation (per Section 814) for modification and renewal of existing earth excavation permit for property located on the south side of Apothecaries Hall Road. [M-1, R-3 & A-1 zones] Map 57, Block 49, Lot 3 owned by East Windsor Sportsmen's Club; Map 57, Block 65, Lot 1; and Map 48, Block 65, Lot 7 owned by Apothecaries Hall Enterprises, LLC]
4. Application of Plantation Properties, LLC for a 1-lot commercial resubdivision of property located at 47 Plantation Road. [M-1 zone; Map 16, Block 49, Lot 7A]

ADDED AGENDA ITEMS: None.

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PUBLIC PARTICIPATION: No one requested to speak.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of March 25, 2014 as presented.

Devanney moved / Thurz seconded. In Favor: Unanimous

RECEIPT OF APPLICATIONS:

Chairman Ouellette acknowledged receipt of the following application:

Application of CT Electric Railway Association, dba CT Trolley Museum for a Temporary Liquor Permit for Beer & Wine Tasting fundraiser to be held on May 16, 2014 from 5:00 to 9:00 p.m. at 58 North Road. [B-3 zone; Map 113, Block 17, Lot 70]

CONTINUED PUBLIC HEARINGS:

Town of East Windsor - Modification of Special Use Permit and Site Plan Approval per Chapter 304, and 8-24 Referral, for Municipal Park Improvements along Reservoir Avenue for Community Gardens parking area. [R-3 zone; Map 78, Block 57, Lot 1]

Ms. Whitten noted that she had received an email from Albert Grant requesting the withdrawal of the application. She explained that they were previously approved for a site location for the parking lot through this commission. They will return to that plan. Ms. Whitten said we originally told them that they couldn't do it because they put the water quality basin too close to it. There is some money left over and they will put in some security fencing so that cars can't drive into it. The community garden people went to the site and are happy with it. There will be separate driveways and a separate parking lot.

MOTION: To accept the withdrawal of the application of the Town of East Windsor for Modification of Special Use Permit and Site Plan Approval per Chapter 304, and 8-24 Referral, for Municipal Park Improvements along Reservoir Avenue for Community Gardens parking area.

Devanney moved / Slate seconded. In Favor: Unanimous

MOTION: To go out of order to hear the application of CT Electric Railway Association, and then go back in order.

Devanney moved / Thurz seconded. In Favor: Unanimous

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CT Electric Railway Association, dba CT Trolley Museum for a Temporary Liquor Permit for Beer & Wine Tasting fundraiser to be held on May 16, 2014 from 5:00 to 9:00 p.m. at 58 North Road. [B-3 zone; Map 113, Block 17, Lot 70]

Galen Semprebon, President of the Trolley Museum, represented the applicant. He explained that this will be the third year they are having a beer and wine fund raiser. Three years ago the museum suffered damage through vandalism and the theft of copper parts. Mr. Semprebon noted that they are presently restoring one of the cars that was damaged. They are having this fund raiser to cover the cost of repairs. He said the first two events went very smoothly. Joe's Fine Wine & Liquors will handle the liquor. Chairman Ouellette asked if the hours are sufficient to cover the activities. Mr. Semprebon responded that it would be. By 8:30 it starts to dwindle down.

MOTION: To approve the application of Connecticut Trolley Museum a.k.a CT Electric Railway Association, represented by Chairman of the Board Fred Stroiney requesting a temporary liquor permit per Chapter 805 for property located at 58 North Road, East Windsor, CT, Map 113, Block 17, Lot 7, zoned A-1. Event will be inside the fire museum building and museum center.

Devanney moved / Sullivan seconded.

In Favor: Unanimous

NEW PUBLIC HEARINGS:

Christopher LaFleur - Special Use Permit (per Section 814) to allow the bringing in of approximately 265 cubic yards of fill to the front yard to improve functionality of the property at 222 North Road. [A-1 zone; Map 126, Block 27, Lot 10]

Todd Clark of Aeschliman Land Surveying represented the applicant, Christopher Lafleur who was also present. Mr. Clark referred to plans of the property and explained that Mr. Lafleur's property drops off quickly in the front yard. He wants to fill in the front yard with approximately 20 truckloads of fill. They received Wetlands approval last month. Mr. Clark noted that they have correspondence from North Central District Health Dept. indicating that they were concerned about the well. They will not be going anywhere near the well. He said Mr. Lafleur will have to put in a tracking pad. Mr. Lafleur said he will eventually tie into the sewer. He said it is a good time to put the lateral in while he is doing the work. He has received approval from W.P.C.A. Chairman Ouellette asked how long this will take. Mr. Lafleur answered that it will take less than a week.

Chairman Ouellette opened up the hearing to the public.

James Stremper of 221 North Road stated that he lives across the street and it's nice to see the job taken care of.

MOTION: To close the hearing on the application of owner Christopher LaFleur requesting a Special Use Permit for an excavation permit to allow the import of material to improve the functionality of the property at 222 North Road, Map #126, Block #27, Lot #010. A-1 Zone.

Devanney moved / Sullivan seconded.

In Favor: Unanimous

MOTION: To approve the Application of owner Christopher LaFleur requesting a Special Use Permit for an excavation permit to allow the import of material to improve the functionality of the property at 222 North Road, Map #126, Block #27, Lot #010. A-1 Zone.

This approval is granted subject to conformance with the referenced plans and the following conditions:

Referenced Plans:

Proposed Grading Plan , 222 North Road – CT Rte 140, prepared for Christopher L. Lefleur , East Windsor CONN prepared by Aeschliman Land Surveying, PC 1379 Main St, E. Hartford, CT 06108 860/528-4881 dated 12-9-13, rev 1-21-14, scale 1" = 20'

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. One set of final plans, with any required revisions incorporated on the sheets shall be submitted for review and approval of Town Planner.

Conditions that must be met prior to issuance of permits:

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.
4. One set of final mylars shall be filed in the Planning & Zoning Office by the applicant prior to issuance of any permit, one set shall be filed on the land records in Town Clerks Office.
5. A performance bond with amount to be approved by Town Engineer, with surety acceptable to the Town Attorney shall be provided by the applicant.
6. A full anti-tracking pad, or similar treatment must be installed in the construction entrance from North Road. Any erosion and sedimentation control measure must first be approved by the Town Engineer.

General Conditions:

7. 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. 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.
8. 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.
9. No trees, brush or stumps shall be buried on site.
10. The driveway and roadway shall be cleaned regularly to minimize the dust nuisance created by exiting/entering traffic.
11. The total number of loaded, or partially loaded, incoming trucks to the site 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.
12. Activity on the site shall not occur before 7:30 a.m. and shall not be opened or operated later than 5:00 p.m. on weekdays, Monday through Friday, or holidays and weekends.
13. 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.
14. The applicant shall adhere to all conditions of their Inland Wetlands Permit.
15. There shall be no on-site maintenance of equipment unless it is a clear emergency. Town staff shall be notified if such emergency exists.
16. All trucks and equipment shall be parked off-street.
17. Additional drainage and erosion control measures are to be installed as directed by town staff if field conditions necessitate.
18. Any modifications to the proposed drainage for the site plan is subject to the approval of the town engineer.
19. 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.
20. 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.

Devanney moved; Thurz seconded.

In Favor: Unanimous

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John Burnham - Special Use Permit (per Section 408) to allow a rear lot at 2 Rye Street. [R-2 & B-2 zones; Map 88, Block 38, Lot 11]

Ms. Whitten said this will be tabled until it is approved by the Inland Wetlands Commission. Mr. Slate indicated that this was extended by the Inland Wetlands Commission because there was some additional information that they hadn't received. Ms. Whitten noted that this should be heard on May 13th.

Apothecaries Hall Enterprises, LLC and the East Windsor Sportsmen's Club, Inc. - Special Use Permit/Excavation (per Section 814) for modification and renewal of existing earth excavation permit for property located on the south side of Apothecaries Hall Road. [M-1, R-3 & A-1 zones] Map 57, Block 49, Lot 3 owned by East Windsor Sportsmen's Club; Map 57, Block 65, Lot 1; and Map 48, Block 65, Lot 7 owned by Apothecaries Hall Enterprises, LLC].

Jay Ussery of J. R. Russo & Associates, LLC came forward, along with Kevin Charbonneau representing the applicant. Mr. Ussery referred to plans and explained that this is a two-fold application. It is a renewal of the existing gravel operation and creating a new phase (Phase 16). He said it is partially land of Apothecaries Hall Enterprises, LLC and partially land owned by the East Windsor Sportsmen's Club. Mr. Ussery noted that they would be placing a new entrance opposite Chamberlain Road. The grading and gravel removal will take place within this phase. When graded this driveway will remain in place. Phase 16 will include land owned by the Sportsmen's Club which will be used as an archery shooting range.

This is also an application to renew the rest of the gravel operation. They have a permit for stump grinding and mulching. This is still happening. Mr. Ussery referred to a letter received from Len Norton dated 3-18-14 where he initially had questions about the size of the proposed drainage pipe when they put the driveway in as well as concerns about the sight distance to the west. Mr. Ussery said they submitted drainage calculations and Mr. Norton is satisfied with the size and location of the pipe. He said they calculated the sight line in both directions. The sight distance exceeds 765 feet to the east and is approximately 690 feet to the west. He said at 35 mph it is more than adequate stopping distance. Mr. Ussery indicated that there is a letter from Mr. Norton dated 4-3-14 where he states that all of his comments have been adequately addressed.

Mr. Ussery noted that in Ms. Whitten's memo (dated 3-27-14) she refers to the following items that need to be addressed:

1. Clarification of what phases are open and partially open is needed.
2. Clarification of what phases would utilize the new access is needed. How many trucks per day etc. should be presented.
3. Data referencing proposed depth to water table vs. finished grade needs to be submitted. The only groundwater elevations shown are over 1800' away.

4. The PZC May permit grading up to the road, provided owner of adjacent parcel (Sportsmen Club) is in agreement (which they appear to be). (Ch 814.3.a)
5. Min. setbacks for fixed machinery is 200 feet from a property line(814.3.a)
6. A new and separate bond is required for any open and new phase. (814.3.e)
7. The applicant should supply an explanation as to the status, operation, and estimated schedule for completion of each phase. (814.3.f)
8. A Final Landscaping Plan for Phase 16 should be submitted, with extra care to be taken along the frontage to Apothecaries Road. (814.3.b)
9. A re-assessment of total bond should be performed to meet the cost of present day. Bonds shall be required for every phase open.

Regarding the open phases, Mr. Ussery pointed out that there are about 56 acres that are open currently. That includes most of the phases. He passed out copies of an aerial map showing the new access. It allows trucks to access from two spots. He said with this new driveway there will be no reason for trucks to use Apothecaries Hall Road where the residences are located. The trucks that will go towards Windsorville Road will still use the driveway. Mr. Ussery noted that the number of loads would be limited to 60 truckloads per day. This driveway is located in the M-1 zone, the corridor along the railroad.

Mr. Ussery handed out a portion of a plan showing some proposed landscaping along the driveway. He pointed out that they will have a berm to screen the driveway. There will be some plantings on top of the berm. At some point the East Windsor Sportsmen's Club will put up a sign there to show where this facility is. He said the applicant has no problem with providing landscaping.

Mr. Ussery said there won't be a lot of material going out. He said it could take from 3 to 5 years to get this accomplished.

Chairman Ouellette said in the past there were issues regarding trespassing for part of this site. He said people can go in with motorcycles. He also asked about grading in the buffer area on the western property line. Mr. Ussery said they will be regrading within 100 feet. He said the ultimate use will be a recreational use. There will be an application from the Sportsmen's Club for a Special Use Permit to allow this archery use. He said the reason for the buffers are to protect the residents. There's a railroad which is a heavily industrial use. Chairman Ouellette said he was concerned about their inability to waive requirements. Ms. Whitten asked about the railroad being notified. She referred to the list of abutters from the certificate of mailing and noted that the railroad was not listed. She felt it was important to notify the railroad.

Chairman Ouellette questioned how does one track when one phase closes and another one opens. Ms. Whitten said only one phase should be open at a time. Mr. Ussery said it is not feasible to run this operation with just one phase. Ms. Whitten said they need to get clarification as to what activities are going on and to what extent are they completed. She said it would help to also clarify what needs to be bonded.

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Chairman Ouellette said he would like to know more about the internal roadway. He said with the new access opposite Chamberlain Road reducing the need for truck traffic, do they need to lay out better how the trucks will traverse the site. Mr. Ouellette questioned with the driveway opposite Chamberlain Road can't more vehicles use Chamberlain Road to Windsorville Road to take a shortcut to Broad Brook.

Chairman Ouellette suggested that if they approve this application they would need to add a condition of approval for some vegetation as shown on the plans passed out tonight.

Ms. Whitten referred to Section 814.3 a. for the Zoning Regulations regarding grading within the buffer: "All excavation and grading activity shall be located at least 100 feet from any property or street line, unless a plan for removal or re-grading is coordinated with the owner of an adjacent tract of land and is approved by the commission. The Commission may approve grading up to the public street, road, or highway right of way...."

At this time Chairman Ouellette opened up the hearing to the public.

Dick Pippin, of 37 Woolam Road, said he thought this would be a great use of the land. He said the berms are good; they may need to push them back. He said coming through the "S" curve they might have to cut it back for sight line visibility for the railroad. Mr. Ussery said he will take a look at it.

Ed O'Brien of 13 Norton Road asked about a stop sign. He said since their proposed road comes out across from Chamberlain Road he assumed they will have a stop sign at the end of their road. Chairman Ouellette said the only people that will be stopping are the ones coming out of the driveway.

Chairman Ouellette said there are some outstanding issues that have to be addressed before they can close the hearing. Mr. Ussery said he will check on the notices that were sent to abutters and if the State wasn't sent one, they will make sure a notice is sent to them. Chairman Ouellette said we haven't heard from the Sportsmen's Club; they signed the application. Mr. Ussery said he will also look into the berm vegetation. He will look at the phases in terms of open area and what will be reclaimed.

Tom Shook from the East Windsor Sportsmen's Club said he has no problem with this.

MOTION: To continue the public hearing until the May 13, 2014 meeting on the application of Apothecaries Hall Enterprises, LLC and the East Windsor Sportsmen's Club, Inc. - Special Use Permit/Excavation (per Section 814) for modification and renewal of existing earth excavation permit for property located on the south side of Apothecaries Hall Road. [M-1, R-3 & A-1 zones] Map 57, Block 49, Lot 3 owned by East Windsor Sportsmen's Club; Map 57, Block 65, Lot 1; and Map 48, Block 65, Lot 7 owned by Apothecaries Hall Enterprises, LLC].

Devaney moved; Sullivan seconded.

In Favor: Unanimous

Plantation Properties, LLC - 1-lot commercial resubdivision of property located at 47 Plantation Road. [M-1 zone; Map 16, Block 49, Lot 7A]

Jay Ussery of J. R. Russo & Associates, LLC represented the applicant. He referred to plans of the property and explained that this is a parcel located on the north side of the road about half way between Rye Street and Wapping Road. This was the location of the former office of Guarantee Mechanical Services. Now it is one piece with multiple buildings. Mr. Ussery noted that the reason for this resubdivision is to create a new lot to operate Strout Woodworking from the rest of the parcel. They want to purchase the property and need to create a lot that this can sit on. There are no new buildings or driveway proposed. The woodworking buildings have their own septic systems. There is an existing well house that serves all the buildings. There are easements in place to take care of the well. There is also an ingress and egress easement in favor of Lot A.

Mr. Ussery pointed out that the lots meet all of the zoning requirements in terms of frontage, setbacks and coverage. They are asking for waivers for street trees and lights as well as sidewalks. Ms. Whitten noted that this is a resubdivision and they may grant waivers for subdivisions. She said if they grant the waiver for sidewalks, there will be a fee in-lieu-of sidewalks required.

At this time Chairman Ouellette opened up the hearing to the public. No one wished to speak.

MOTION: To close the public hearing for the application of Plantation Properties, LLC for a 1-lot commercial resubdivision of property located at 47 Plantation Road. [M-1 zone; Map 16, Block 49, Lot 7A].

Devanney moved; Thurz seconded. In Favor: Unanimous

MOTION TO APPROVE THE FOLLOWING REQUEST FOR WAIVERS: The applicant requests the following waivers from the East Windsor Subdivision Regulations:

- 1. Section 6.3/2.11.3 – waiver of sidewalks as no sidewalks exist along Plantation Road. A fee in lieu of sidewalks will be required, fee to be determined by staff.**
- 2. Section 2.11.2 – waiver of street trees and streetlights.**

Devanney moved; Thurz seconded. In Favor: Unanimous

MOTION TO APPROVE the Application of Plantation Properties, LLC requesting a resubdivision to create 1 additional lot from an existing lot at 47 Plantation Road, M-1 zone [Assessors Map 16, Blk. 49 Lot 7A] This approval is granted subject to conformance with the referenced plans (as may be modified by the Commission) and the following conditions:

Referenced Plans:

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Cover Sheet with Key Map – 1 Lot Re-subdivision, 47 Plantation Road, East Windsor CT prepared for Owner Plantation Properties, LLC PO Box 542, Broad Brook, CT 06016,

prepared by JR Russo and Assoc, LLC, 1 Shoham Rd, East Windsor CTR 06088 860/623-0569, 860/623-2485 fax, dated 3/7/14

2 of 3 Re-subdivision Map scale 1" = 40'

3 of 3 Topographic Plan scale 1" = 40'

Conditions that must be met prior to signing of mylars:

1. The applicant shall submit a paper copy of the final approved plans to the Town Planner for review and comment prior to the submission of the final mylars.
2. All mylars submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for preparation of the plans.
3. The final mylars shall contain the street numbers assigned by the East Windsor Assessor's Departments and the Map, Block and Lot numbers assigned by the Assessor's Office.
4. The applicant shall provide two street trees on any new lot and have them shown on the final plan. (unless waived by the commission)
5. The applicant shall provide sidewalks. (unless waived or provide a fee in lieu per the Commission)
6. 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.
7. Deeds for any conservation easements and drainage easement must be approved by the Town and filed on the land records prior to any permits being issued. It is best if these are filed with the mylars.

Conditions which must be met prior to the issuance of any permits:

8. Two sets of final mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. One set of signed mylars, shall be filed with the town clerk by the applicant, no later **than 90 days after the 15-day appeal period from publication of decision has elapsed** or this approval shall be considered null and void unless an extension is granted by the Commission. One set shall be filed in the Planning and Zoning Department.
9. A detailed site plan with sediment and erosion control plan shall be submitted for each lot at the time of application for Site Plan Approval and Zoning Permits.

General Conditions:

10. This subdivision approval shall expire **five years from date of approval.** Failure to

complete all required improvements within that time shall invalidate the subdivision. The developer may request an extension of time to complete the subdivision improvements from the Commission. Such extension shall not exceed the time limits as provided for in the Connecticut General Statutes, Section 8-26c, as amended. The Commission shall require proper bonding be in place prior to the approval of any such extension.

11. A Site Plan Approval and Zoning Permit shall be obtained prior to the commencement of any site work.
12. This project shall be constructed and maintained in accordance with the referenced plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.
13. Any modifications to the proposed drainage or grading for the resubdivision is subject to the approval of the town engineer.
14. Additional erosion control measures are to be installed as directed by town staff if field conditions necessitate.
15. 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.

Devaney moved; Thurz seconded.

In Favor: Unanimous

NEW BUSINESS:

38 North Road, LLC - Site Plan Approval for construction of a gravel lot to be used for container storage at 36 North Road. [M-1 zone; Map 113, Block 17, Lot 5]

Jay Ussery of J. R. Russo & Associates came forward along with Jonathan Murray of USA Hauling & Recycling, Inc. Mr. Ussery referred to plans of the property and explained that there was an application before them a month ago that was denied. There was some concern about traffic and the use of the existing curb cut onto Route 140 and through traffic. There is a sight line issue. The sight line is limited. He referred to a Sight Line Plan that shows a sight line distance of 603 feet. He explained that you can see all the way from the driveway into W. B. Mason. The stopping distance for cars meets the requirements. There will be signs on both sides of the fence for truck traffic to use Shoham Road. Mr Ussery said they are asking the PZC to reconsider this with this additional information. They will be using the back portion for container storage.

Chairman Ouellette said that he was satisfied. He said they have done the best that they can. He said that in Ms. Whitten's memo (dated 4/2/2014) there was an issue regarding grading. Mr. Ussery noted that the outlet to the detention basin is owned by the town. They will either get an easement or try to purchase the property from the town. Chairman Ouellette suggested that item #6 in Ms. Whitten's memo should be added to the conditions of approval. It states: "Permits and approval from the Town of East Windsor is required for any work to be performed on Town property."

MOTION: To approve the application of owner 38 North Road LLC requesting a site plan modification to permit the storage of empty containers at 36 North Road, in the M-1 zone, Map 113, Block 17, Lot 5. This approval is granted subject to conformance with the referenced plans (as may be modified by the Commission)

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Referenced Plans:

Sheet 1/2- Site Plan prepared for USA Hauling & Recycling Inc., Shoham Road, East Windsor CT, 36 North Road, East Windsor CT Map 113, Blk 17 Lot 5 zone M-1, prepared by JR Russo and Assoc. LLC 1 Shoham Rd, East Windsor CT 06088, 860/623-0569, 623-2485/fax. Scale 1" = 40', dated 1/24/14; 3/24/14

Sheet 2/2 – Details

Sight Line Plan – dated 3/19/14

Conditions which must be met prior to signing of mylars:

1. All final plans submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for preparation of the plans.
2. 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 plans.

Conditions which must be met prior to the issuance of any permits:

3. One set of prints and one set of final mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. Sets shall be filed in the Planning and Zoning Department.
4. A cash (escrow) or passbook bond shall be submitted for sedimentation and erosion control maintenance and site restoration during the **construction of the project**. Any funds that may be withdrawn by the Town for such maintenance or restoration shall be replaced within five (5) days or this permit shall be rendered null and void. The applicant's engineer shall submit an estimated cost of the E & S controls to the Town Engineer. The amount of said bond shall be determined by The Town Engineer.

Conditions which must be met prior to certificates of compliance:

5. Final grading and seeding shall be in place or a bond for the unfinished work submitted.
6. Final as-built survey showing all structures, pins, driveways and final floor elevations as well as spot grades shall be submitted.
7. All public health and safety components of the project must be satisfactorily completed prior to occupancy. In cases where all of these components have not been completed, the Zoning Official may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.

General Conditions:

8. In accordance with Ch 900.3.h of the Zoning Regulations, **A Site Plan approval shall become null and void in one year from the date of approval if the activities have not commenced**, and the site plan shall be considered to be disapproved..

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9. A Zoning Permit shall be obtained prior to the commencement of any site work.
10. This project shall be constructed and maintained in accordance with the filed plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.
11. Any modifications to the proposed drainage or grading for the site plan is subject to the approval of the town engineer.
12. Additional erosion control measures are to be installed as directed by town staff if field conditions necessitate.
13. 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.
14. ONLY containers may be parked/stored in designated areas per site plan.
15. Permits and approval from the Town of East Windsor is required for any work to be performed on Town property.

Devanney moved; Sullivan seconded.

In Favor: Unanimous

OTHER BUSINESS: None

BUSINESS MEETING:

- Ms. Whitten noted that on April 17, 2014 at 7:00 p.m. the American Heritage River Commission will have a Plan of Conservation and Development meeting at Park Hill.
- At the April 22, 2014 PZC meeting we will be going back over the regulations as we amend them.
- Ms. Whitten referred to a list of questions from Terry Hahn from LADA that were passed out at the last meeting. That is how she will base her presentation.

ADJOURNMENT:

MOTION: To adjourn this meeting at 8:42 p.m.

Devanney moved; Thurz seconded.

In Favor: Unanimous

Respectfully submitted,

Marlene Bauer
Acting Recording Secretary