

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

**SPECIAL Meeting #1654 – May 27, 2014**

***MEETING MINUTES***

**\*\*\*\*\*Draft Document Subject to Commission Review/Approval\*\*\*\*\***

The Meeting was called to order in the Community Room, 1-A Park Hill, Broad Brook, CT. at 7:00 P. M. by Chairman Ouellette.

**PRESENT:**    **Regular Members:** Joe Ouellette, Chairman, 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:**    Deputy Selectman Jason Bowsza, Board of Selectmen Liaison to the Planning and Zoning Commission (arrived at 7:05 p.m.); Kathy Pippin, Board of Finance; Teri Hahn, of LADA, PC. Land Planners.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as five Regular Members and one Alternate Member was 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 on Items of Business this evening as well.

**LEGAL NOTICE:**           None.

**ADDED AGENDA ITEMS:**

No Added Agenda Items under a Special Meeting.

**PUBLIC PARTICIPATION:**

No one requested to speak during Public Participation.

**APPROVAL OF MINUTES/April 8, 2014:**

**MOTION:**    **To APPROVE the Minutes of Regular Meeting #1651 dated April 8, 2014 as written.**

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Devanney moved/Thurz seconded/

**DISCUSSION:** None

**VOTE:** In Favor: Devanney/Ouellette/Sullivan/Thurz  
Opposed: No one  
Abstained: Gowdy (not present)

**APPROVAL OF MINUTES/May 13, 2014:**

**MOTION:** To APPROVE the Minutes of Regular Meeting #1653 dated May 13, 2014 as written.

Devanney moved/Gowdy seconded/

**DISCUSSION:** None

**VOTE:** In Favor: Devanney/Gowdy/Ouellette/Sullivan/Thurz  
(No one opposed/No abstentions)

**RECEIPT OF APPLICATIONS:**

Chairman Ouellette acknowledged receipt of the following new Application :

- Application of Thomas Kuhns for a Special Use Permit (per Section 408) to establish a rear lot at 270 Rye Street, owned by Lesa Kuhns. [A-2 and R-3 Zones; Map 25, Block 42, Lot 22].

**PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE:**

None.

**CONTINUED PUBLIC HEARING:** None.

**NEW PUBLIC HEARING:** None.

**OTHER BUSINESS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**BUSINESS MEETING/(1) Plan of Conservation & Development 2014 – Discussion with LADA Consultants:**

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Ms. Hahn opened discussion by summarizing some of the decisions made at a previous workshop. Ms. Hahn provided the Commission and public with an updated workshop draft document which reflects the discussion held at the earlier workshop.

- **Existing Housing Types and Housing Units, and Initial Profile – Population:** Information contained on those pages remains unchanged.
- **Vocabulary:** It was noted that vocabulary used during the workshops should be clear and consistent, as often workforce housing and affordable housing are considered interchangeable by the general public. Affordable housing, which is defined by a percentage of median income, has been available in East Windsor for some time. The Commission encourages development of workforce housing, which is housing built to encourage residents working within the community or surrounding region to live in East Windsor. It is not low income, or subsidized housing, but yet is housing which would be reasonably priced for the working public.
- **Building Permits:** Information unchanged; all building permit information relates to new construction only.
- **2012 Survey Results:** Information unchanged.
- **Discussion of Existing housing mix and exiting residential architecture:** Ms. Hahn showed the Commission various housing types and styles located in East Windsor; she explained the various architectural styles and components which help to define specific styles. Based on the architectural examples presented in general the Commission was a bit split. Those that favored more historic homes with more ornate features (such as porches, gabled roofs, etc.), cited the location closer to the street line, and the the smaller setbacks which create a more inviting neighborhood environment as reasons for their preference. Those members who preferred the newer, upscale homes with multi-car garages and larger lots felt those homes might attract a higher salaried taxpayer. For those Commissioners who didn't like the newer homes they cited the large front yard setback as uninviting and lacking warmth. The Commission felt the examples reviewed also somewhat depicted various income levels. While the Commission was neutral to positive regarding the townhouse example it was felt that the architectural features – multiple roof lines, some architectural details which broke up the construction of the units – and the mature vegetation and landscaping and the smaller parking lots enhanced the positive affect of this development. Other examples, which depicted multiple multi-unit developments lacking in architectural style with little associated landscaping and larger parking lots - were not as favorably preferred.

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Lengthy discussion occurred regarding the comparison of affordable vs. workforce housing, and the need to explain the intent of each type of housing – affordability in the sense of realistic market value rather than affordability set by Federal guidelines. The Commission noted an affordably priced residence in East Windsor would be different than a similar residence in West Hartford, or Simsbury. The Commission also discussed the availability and pricing of the current existing housing stock on the market relative to the income level of potential buyers. Mr. Bowsza suggested that Ellington built neighborhoods within their developments which invites a community feel. Discussion continued comparing various subdivisions already built in East Windsor, and the impressions they generate.

The Commission requested that the slideshow for the housing workshop should include additional slides depicting two or three family residences, such as those in the villages of Broad Brook and Warehouse Point.

- **Other types of housing and residential architecture from other places/towns:** Commissioner Sullivan cited a Dollar General located in another area he recently visited which had been constructed in the architectural style of an older vintage hardware store; he would like to see similar construction in the village districts in East Windsor. Commissioner Zhigailo echoed Commissioner Sullivan's comments, noting she has seen a similar store in Hebron which has older style windows and awnings. Ms. Hahn cited those towns may have had regulations which require maintaining more historical structures; the Commission noted creation of village district regulations is one of their current goals. Ms. Hahn suggested including slides of Pasco's Commons as the mixed use would work well in the villages.
- **Should there be new growth in town, and where:** The Commission considered areas where new development could occur vs. preservation of farmland via sale of development rights, or transfer of the potential development units to another parcel located in a higher density development area. Ms. Hahn suggested East Windsor has grown, as evidenced by the growth in population, but growth is currently slow. The Commission felt that future development should be focused in the villages of Warehouse Point and Broad Brook, although it was felt the boundaries of those villages might be misunderstood or confused. Commissioner Sullivan questioned if Route 5 is considered Warehouse Point; Town Planner Whitten suggested she felt many people consider Route 5 as the commercial corridor on the west side of town. The Commission requested photos within the Route 5 commercial corridor. Commissioner Zhigailo questioned the population of Broad Brook and Warehouse Point. Ms. Hahn noted Warehouse Point isn't a census district so the numbers aren't available; she'll include density maps to help identify the areas.

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Discussion followed regarding local limitations impacting continued growth, including the standing/ranking of the current school system, the inability to improve roads due to lack of funding, lack of local employment, and the distance to existing employment is too far.

- **Are there areas in town for which future residential growth should be limited:** The Commission had varying opinions; some felt any area should be available for development, while others felt restricting some areas was a disadvantage to property owners of large parcels. It was suggested some of the limiting factors are access to the rivers and environmental factors. Discussion returned to the neighborhood development style chosen by Ellington; if the Commission wants that village feel then haphazard development should be limited. Continued discussion included: Should rear lots be limited on parcels with access to the rivers? How to preserve agricultural land – consideration of sale or transfer of development rights, various definitions/uses of land subject to PA 490, impact of sale to a land trust.

Discussion followed regarding the process for conducting the housing workshop, which will be held on Tuesday, June 24<sup>th</sup>, **at 6:30 p.m.** in the Town Hall Meeting Room. The workshop will be a component of the Commission's regularly scheduled meeting; *please note earlier start time.*

**Staff Updates:**

Town Planner Whitten advised the Commission of the following upcoming meetings/workshops:

- June 12, 2014, 6:30 p.m., East Windsor Historical Preservation Commission POCD Workshop, Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.
- June 18, 2014, 6:30 p.m., The Ella Grasso Conference Room, Windsor Locks Town Hall, East Wing, 1<sup>st</sup> Floor, 50 Church Street – “Building a More Active Community”, presentation by Mark Fenton.

Town Planner Whitten also advised the Commission the Connecticut Water Company has completed their Level A Mapping, which will enable the Commission to review/create aquifer protection regulations.

**BUSINESS MEETING/(2) Discussion on possible Zoning Regulations text amendments:**

No update this evening.

**BUSINESS MEETING/(3) Signing of Mylars/Plans, Motions:**

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**Mylars:** None.

**Motions:**

- **John Galinski** - Modification of Approved Site Plan to install underground utilities, modify parking area and designate parking spaces for each use at 227, 227-R and 229 South Main Street. [B-2 zone; Map 12, Block 23, Lot 1-2] .
- **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].
- **East Windsor Historical Society** - Special Use Permit to allow the relocation of historical buildings and construction of associated parking, driveway and sidewalks at 113-115 Scantic Road. [B-1 zone; Maps 54 & 64, Block 32, Lots 27 & 28A].
- **River Valley Fellowship Church** - Special Use Permit (per Section 304) to allow a church at 2 North Road, owned by Sofia's Plazas, LLC. [B-2 zone; Map 112, Block 17, Lot 1].
- **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].

**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 8:45 p.m.**

**Gowdy moved/Sullivan seconded/VOTE: In Favor: Unanimous**

Respectfully submitted,

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Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission  
(1730)