

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

**Meeting #1615  
July 10, 2012**

**\*\*\*\*\*Draft Document – Subject to Commission Review\*\*\*\*\***

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.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as four Regular Members (Devanney, Ouellette, Sullivan and Thurz) were present. Regular Member Gowdy and Alternate Member Zhigailo were absent.

Also present was Town Planner Whitten.

**GUESTS:** Alan Baker, Board of Selectmen Liaison to the Planning and Zoning Commission; Dale Nelson, Selectman; Richard Pippin, Selectman (arrived at 7:10 p.m.); Kathy Pippin, Board of Finance.

**LEGAL NOTICE:** None.

**ADDED AGENDA ITEMS:** None.

**PUBLIC PARTICIPATION:** No one requested to speak.

**APPROVAL OF MINUTES/June 26, 2012:**

**MOTION:** To APPROVE the Minutes of Regular Meeting #1614 dated June 26, 2012 as written.

**Devanney moved/Thurz seconded/VOTE: In Favor: Unanimous**

**RECEIPT OF APPLICATIONS:**

1. Application of Leonard J. Norton, P. E., Director of Public Works for a Special Use Permit for stockpiling of construction materials at Town Public Works Facility, 6 Woolam Road, owned by the Town of East Windsor, for use on Town maintenance/construction projects. [A-1 Zone; Map 44, Block 34, Lot 1].

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

**ACCEPTANCE: Coleman Farms** – Request from Atty. Leonard Jacobs for a one-year extension of the Special Use Permit/Site Plan Approval for the Coleman Farms active adult housing development located on the north side of Tromley Road. (*Previous extension granted through 8-3-2012*)

Chairman Ouellette read the description of this Item of Business. Appearing to discuss this request was Attorney Len Jacobs, representing the developer, Sebastian Testa.]

Attorney Jacobs reported he and Mr. Testa have met with representatives of the (Coleman Farms) Homeowners Association and have reviewed the final items to be completed. Those items are noted in letter dated 7/9/2012 to Town Planner Whitten; they are the following:

- Road: To be completed by 10/15/2012. \$100,000 from the next two closings of sale of units will be placed in escrow with Attorney Jacobs to cover the cost of completion of the road.
- Walking Trail: The walking trail as originally proposed was subsequently modified by the Planning and Zoning Commission (PZC). The Homeowners Association prefers that the walking trail, as modified, be installed.
- Driveway seams: To be repaired at units specified.
- Ponding of water: To be addressed at units specified.
- Pond: Completion of outstanding items.
- Landscaping: To be reviewed by Town Staff for compliance as approved.
- Backyard grading: To be completed around units specified.

Attorney Jacobs indicated they are requesting a one year extension of the Permit. Chairman Ouellette noted recent revisions to the State Statutes allow the further extension of this Permit; Attorney Jacobs concurred noting the Statute was passed because there were many projects not yet completed due to the economic conditions.

Chairman Ouellette referenced item two – the trail - listed in Attorney Jacobs letter of 7/9/2012; he noted the item lacks a completion date. Attorney Jacobs reported the Homeowners Association is ok with the item as listed. Chairman Ouellette questioned if the trail would be included in the present bond being held on the project? Town Planner Whitten confirmed that money from the bond would be available if needed to complete the trail.

Commissioner Thurz indicated he had visited the site recently; he found the site in much better condition than previously. Attorney Jacobs suggested that if the times were different the project probably would have gone differently.

Town Planner Whitten noted she had received a call from Attorney Hal Cummings who represents the Homeowners Association. Attorney Cummings was not able to attend this meeting this evening but indicated the Homeowners Association is in agreement with the items as stated in Attorney Jacobs letter. Attorney Jacobs indicated the Homeowners

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Association has been working with the developer, as has this Commission. Town Planner Whitten noted Mr. Testa has recently come into the Planning Office to acquire Zoning Permits for 2 new units; Mr. Testa indicated he had returned the previous Friday to apply for the 3<sup>rd</sup> (final) unit.

Chairman Ouellette questioned if Attorney Jacob's letter would be incorporated into this extension motion; Town Planner Whitten concurred, noting the letter should be referenced. Attorney Jacobs noted the developer has a private agreement document with the Homeowners Association which will be updated as well.

Town Planner Whitten indicated she had no other comments regarding this request.

**Motion to approve a one year extension, to expire on August 31, 2013 with the conditions as set forth together with the Homeowners Association and Applicant, together with the original conditions of approval. Approval includes all items referenced in letter dated July 9, 2012 from Attorney Len Jacobs to Laurie Whitten, Town Planner, Town of East Windsor.**

**Devanney moved/Thurz seconded/VOTE: In Favor: Unanimous**

LET THE RECORD SHOW Selectman Pippin arrived at 7:10 p.m.

**CONTINUED PUBLIC HEARINGS:** None.

**NEW HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**OTHER BUSINESS:** None.

**BUSINESS MEETING/(1) Discussion: State Plan of Conservation & Development:**

Town Planner Whitten reported that the State Plan of Conservation and Development (STPOCD) is currently in the process of being revised. The State POCD sets guidelines and priorities for development within each of the 169 municipalities. Towns have the ability to offer input regarding the State's proposal for development; Public Hearings regarding concurrence or proffered revisions will occur in October, 2012.

Town Planner Whitten noted East Windsor has its own Plan of Conservation and Development (POCD), which was significantly reviewed and revised in 2004. State Statutes require each plan to be revised every 10 years; East Windsor is set to update its plan in 2014. The goal is for the Town's POCD to be consistent with the State POCD.

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The awarding of funding for local projects is generally dependent on the Town's compatibility with the State plan.

Town Planner Whitten offered the Commission the following documents for review:

- Draft document – State Plan of Conservation and Development
- Maps:
  - State Draft Locational Guide Map
  - East Windsor Conservation and Development Policies Plan
  - East Windsor Future Land Use Plan
  - East Windsor Sewer Service Area
- Synopsis prepared by Town Planner Whitten of policies (General Management Practices) and locations for development proposed under the State POCD

Town Planner Whitten reviewed the General Management Practices outlined under the State POCD while referencing the areas specified on an enlargement of the State Draft Locational Guide Map. Discussion followed; continued review of this plan in relation to East Windsor's POCD will be ongoing. Initial review of the State POCD noted the following inconsistencies with East Windsor's growth plan:

- Broad Brook and Warehouse Point were intended for revitalization as Village Centers under the East Windsor POCD. Broad Brook HAS NOT BEEN INCLUDED in the current State POCD. Broad Brook will be added back into the State POCD as a rural community center under a village development area.
- The State POCD DOES NOT take into consideration current Zoning districts when identifying Conservation areas.
- Selectman Baker noted the Scantic River is a State recognized greenway and blueway BUT IS NOT RECOGNIZED on the State Location Map. Town Planner Whitten noted much of the area surrounding the Scantic River is shown as a priority development area under the State POCD. She noted the conservation efforts made by local Commissions; the area should be changed to a priority conservation areas.
- The recent re-zone of the North Road Business Corridor to B3 IS NOT CURRENTLY REFLECTED on the State Location Map. That area is presently shown by the State to be a priority Conservation area. Many of the properties along this corridor include significant wetlands which the Commission would seek to preserve; the Commission suggested the North Road area should be considered a combination conservation/development (balanced growth) area.

Town Planner Whitten noted East Windsor's Sewer Service Area Map was never officially adopted by the DEEP due to revisions in staffing levels within the State. Adoption remains a goal.

Town Planner Whitten reported it is the intent of the State to make available an interactive Location Map. The interactive map would allow each town to make its desired revisions, which would in turn update the State Location Map. The interactive

State Location Map is NOT YET AVAILABLE. Town Planner Whitten will continue to monitor the availability of the interactive Location Map.

Discussion continued. The Commissioners raised the following questions:

**Chairman Ouellette:**

- **CROCG referrals:** what maps are considered by CROCG when considering local referrals? Town Planner Whitten suggested CROCG would review both the local maps/POCD and the State POCD. She will provide copies of the CROCG maps.
- **Levels of Aquifer Protection:** Town Planner Whitten suggested the Commission should be considering level “A”, which shows the water supply for a specific well. The maps are provided by the Connecticut Water Company, which has provided a level “B” map due to the expense of developing/mapping level “A”.
- **Timeline for continued review of State POCD:** Town Planner Whitten indicated she is currently working on several of the issues discussed this evening.
- **Timeline for update of Town POCD/availability of funding:** Town Planner Whitten noted the required revision date is 2014. Chairman Ouellette noted several recent regulation revisions – farm regulations, sign regulations, etc. – which must be incorporated into the POCD update. Town Planner Whitten suggested housing demands may change the priority of development of the Village centers. Also, Enfield and Windsor Locks will be getting new rail stations for the New York to Boston high speed rail service; the proximity of those stations to East Windsor may require development of a transportation center in Warehouse Point.

Town Planner Whitten hopes to have additional material available for the Commission for the August meeting.

**Commissioner Devanney:**

- **Coloring of State Locational Guide Map:** Commissioner Devanney suggested the color chosen for the different categories/locations on the State map are difficult to identify. Town Planner Whitten will try to provide better maps.

The Commission requested the following additional documents:

- CROCG Maps
- State maps which more distinctly identify the areas in relation to the color legend. The maps currently offered are difficult to discern the different shades of yellow, pink, browns, etc.
- Additional comments/suggestions from Town Planner Whitten.

**BUSINESS MEETING/(2) Correspondence:** None

**BUSINESS MEETING/(3) Staff Reports:**

Town Planner Whitten offered the status of the following issues:

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- The results of the Stakeholders Meeting for the Route 140 Business Corridor has just been received from the consultant. A summarization will be provided at a future PZC Meeting.
- Two handouts were provided to the Commissioners this evening for future review. They are:
  - 2012 Legislative Report provided by the CT. Chapter of the American Planning Association which summarizes new or amended Public Acts pertinent to zoning activities.
  - Full copy of Substitute House Bill No. 5320 – Public Act No-12-182 which addresses changes to bonds and other sureties for approved site plans and subdivisions.

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

**ADJOURNMENT:**

**MOTION:** To ADJOURN this Meeting at 8:07 p.m.

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

Respectfully submitted,

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Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission  
(1827 )