

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

**Meeting #1622
November 27, 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 7:02 P. M. by Vice Chairman Gowdy.

ESTABLISHMENT OF QUORUM:

A quorum was established as four Regular Members (Devanney, Gowdy, Sullivan and Thurz) and one Alternate Member (Zhigailo) were present. Regular Member Ouellette was absent. Chairman Ouellette noted all Regular Members would sit in, and vote, on all Items of Business this evening. Alternate member Zhigailo would also join the Board regarding discussion and action on all Items of Business this evening as well.

Also present was Town Planner Whitten.

GUESTS: Dale Nelson, Selectman; Dick Pippin, Selectman, and Kathy Pippin, Board of Finance.

LEGAL NOTICE:

The following Legal Notice, which appeared in the Journal Inquirer on Thursday, November 15, 2012, and Thursday, November 22, 2012, was read by Secretary Devanney:

1. Application of owner John and Dawn Galinski for a Special Use Permit for contractor storage yard, residential over commercial use and associated site modification to be located at 227, 227R, and 229 South Main Street, East Windsor. (B-2 Zone; Map 12, Block 23, Lot 001-02].

ADDED AGENDA ITEMS: None.

PUBLIC PARTICIPATION:

No one requested to speak.

APPROVAL OF MINUTES/October 23, 2012:

MOTION: To APPROVE the Minutes of Regular Meeting #1621 dated October 23, 2012 as written.

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Devanney moved/Sullivan seconded/

**VOTE: In Favor: Unanimous
 Opposed: No one
 Abstained: Thurz**

RECEIPT OF APPLICATIONS:

Secretary Devanney acknowledged receipt of the following Applications:

1. Application of owner John and Dawn Galinski for a Special Use Permit for contractor storage yard, residential over commercial use and associated site modification to be located at 227, 227R, and 229 South Main Street, East Windsor. (B-2 Zone; Map 12, Block 23, Lot 001-02).
2. Application of William Same dab Crop Productions for a Modification of Approved Site Plan for demolition of shed, and new construction of 60 x 60 storage shed at 15 Chamberlain Road. [M-1 Zone; Map 57, Block 58, Lot 12].

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE:

None.

PUBLIC HEARINGS: John and Dawn Galinski - Special Use Permit for contractor storage yard, residential over commercial use and associated site modifications to be located at 227, 227R, and 229 South Main Street, East Windsor. [B-2 Zone; Map 12, Block 23, Lot 001-02].

Town Planner Whitten noted the Public Hearing for this Application will not be heard this evening as additional information has been requested of the Applicant.

MOTION: To TABLE the Public Hearing on the Application of John and Dawn Galinski for a Special Use Permit for contractor storage yard, residential over commercial use and associated site modifications to be located at 227, 227R, and 229 South Main Street, East Windsor. [B-2 Zone; Map 12, Block 23, Lot 001-02]. Public Hearing TABLED until the Commission’s regularly scheduled Meeting to be held on December 11, 2012, at 7:00 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

Devanney moved/Thurz seconded/

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

OLD BUSINESS: None.

NEW BUSINESS: William Syme/Crop Productions – Modification of approved site plan for demolition of shed and new construction of 60' x 60' storage shed at 15 Chamberlain Road. (M-1 Zone; Map 57, Block 58, Lot 12).

Vice Chairman Gowdy read the description of this Item of Business. Appearing to discuss the proposal was William Syme representing Crop Production.

Town Planner Whitten noted the demolition of this shed was previously approved under a Site Plan Application which has now expired. Crop Production has already removed some buildings and added one new building; they are now ready to demolish this existing shed and replace it with a new building of similar size. Mr. Syme reported the existing shed is constructed on a concrete pad; that pad will be removed and the new shed constructed on a new concrete slab. Vice Chairman Gowdy questioned if the new building would include water and a restroom; Mr. Syme replied negatively, noting it's to be used strictly for storage.

Town Planner Whitten noted her recommendation that the plans submitted be revised to include/reflect the following items:

- Zoning Table
- Sequence of events narrative regarding the demolition
- Erosion and Sedimentation Control measures (including details)
- Reflection of grades and topography

Town Planner Whitten noted all the requested items had been shown on the previous Site Plan, and should be carried over to this modification. Mr. Syme agreed.

The consensus of the Commission was that detailed discussion of this portion of the plan was discussed during the original Site Plan presentation. Commissioner Sullivan reported he had visited the site and felt there were no problems with the proposal.

MOTION TO APPROVE the application for Site Plan Modification for demolition and new construction at 15 Chamberlain Road, on property zoned M-1, as shown on Assessor's Map 57, Block 58, Lot 12. This approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions)

Referenced Plans:

- Zoning Location Plan prepared for Crop Production Services, 15 Chamberlain Road, East Windsor, CT prepared by Landmark Surveys, LLC, 62 Lower Butcher Rd., Ellington, CT 860/875-8204, scale 1" = 100', dated 11/5/12

Conditions which must be met prior to signing of mylars:

1. A paper copy of the final approved plans (revisions included) shall be submitted

to the Town Planner for review and comment prior to the submission of final plans.

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

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

4. One full set of final mylars, with any required revisions incorporated on the sheets shall be submitted for signature of the Commission. Set shall be filed in the Planning and Zoning Department.
5. A cash (escrow) or passbook bond (made out to the applicant AND the Town of East Windsor) 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.
6. A zoning permit shall be obtained prior to the commencement of any site work
7. Applicant must work with offices of Planning and Development and Building Department to coordinate demolition and building permits

Conditions which must be met prior to certificates of compliance:

8. Final grading and seeding shall be in place or a bond for the unfinished work submitted.
9. Final as-built survey showing all structures, pins, driveways and final floor elevations as well as spot grades shall be submitted.
10. All public health and safety components of the project must be satisfactorily completed prior to occupancy. In cases where all of these components have 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:

11. In accordance with chapter 900.3 of the Zoning Regulations, any approval of a site plan application shall commence the construction of buildings within **one year from the date of approval** and **complete all improvements within five years of the date of approval**, otherwise the approval shall become null and void, unless an extension is granted by the Commission.
12. 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.
13. Any modifications to the proposed drainage or grading for the site plan 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
16. All landscaping shall be maintained.

Additional Condition:

17. **Staff is to review, and approve, inclusion of the following additions: Zoning Table, Sequence of events narrative, Erosion and Sedimentation Control measures (including details), reflection of grades and topography**

Devanney moved/Thurz seconded/

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

OTHER BUSINESS:

Town Planner Whitten noted that at the last Commission Meeting the Board decided to move forward with continuation of the Temporary Sign Regulation and extend the process for another year. She noted Zoning Enforcement Officer Newton had requested the addition of revised language which would allow her discretion to modify the timeframe to allow a business to use all of the allotted display time within one period.

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Town Planner Whitten suggested the Commission vote on the extension of the regulation and referral of the Regulation change to CRCOG; the Public Hearing can then be held in January.

MOTION: To EXTEND the approval for Chapter 602.8 entitled Temporary Signs and Displays for another year, to expire December 31, 2013.

Devanney moved/Thurz seconded/

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

MOTION: To SEND the proposed text amendment for Chapter 602.8 to CRCOG for referral, and subsequently to Public Hearing.

Devanney moved/Thurz seconded/

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

BUSINESS MEETING/(1) Discussion – Temporary Signs:

See discussion under **OLD BUSINESS.**

BUSINESS MEETING/(2) Discussion – Adult Regulations:

No discussion this evening.

BUSINESS MEETING/(3) 2013 PZC Schedule:

The Commission reviewed the proposed Meeting schedule for 2013, and noted the August Meeting should be held on Tuesday the 13th rather than the 6th as listed.

MOTION: To ACCEPT the 2013 Planning and Zoning Commission Meeting Schedule as adjusted.

Devanney moved/Thurz seconded/

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

BUSINESS MEETING/(4) Signing of Mylars/Plans, Motions:

Mylars:

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- **Cellco Partnership dba Verizon Wireless** – Site Plan Approval to replace existing telecommunications antennas on existing water tower located at 41 Depot Street, owned by Connecticut Water Company.

Motions:

- **Leonard J. Norton, P. E., Director of Public Works** – Special Use Permit for stockpiling of construction materials at Town Public Works Facility, 6 Woolam Road.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:19 p.m.

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

Respectfully submitted,

Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission
(1801)