

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

**SPECIAL Meeting #1738 – May 8, 2018**

***MEETING MINUTES***

***\*\*\*\*\*Minutes are not official until approved at a subsequent meeting\*\*\*\*\****

The Meeting was called to order in the Park Hill Community Room, 1 Park Hill Drive, Broad Brook, CT. at 6:30 P. M. by Vice Chairman Sullivan.

**PRESENT:**    **Regular Members:**    Dick Sullivan (Vice Chairman), Michael Kowalski, Tim Moore, and Jim Thurz.  
                  **Alternate Members:**    Marti Zhigailo.

**ABSENT:**    **Regular Members:**    Joe Ouellette.  
                  **Alternate Members:**    Frank Gowdy.

Also present was Town Planner Whitten.

**GUESTS:**    Herb Holden, Laurie Hawes, Scott Guilmartin.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as four Regular Members and one Alternate Member were present at the Call to Order. Vice Chairman Sullivan 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.

**LEGAL NOTICE:**

The following Legal Notice, which appeared in the Journal Inquirer on Thursday, April 26, 2018, and Thursday, May 3, 2018, was read by Vice Chairman Sullivan:

1.        Application of Crane Properties, LLC for a Special Use Permit for Site Plan Modification to regrade and stabilize the area where excess material is stored, and associated improvements at 118 Prospect Hill Road. Zone M-1, Map 112, Block 17, Lot 000PA & 2A1.

**ADDED AGENDA ITEMS:**        None.

**PUBLIC PARTICIPATION:**

Vice Chairman Sullivan queried the audience for comments regarding items/issues not posted on the Agenda. No one requested to speak.

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**APPROVAL OF MINUTES/April 24, 2018 – Regular Meeting:**

**MOTION:** To ACCEPT the Minutes of Regular Meeting #1737 dated April 24, 2018 as written.

**Moore moved/ Zhigailo seconded/DISCUSSION: None.**

**VOTE:**       **In Favor:**       Sullivan/Moore/Thurz/Zhigailo  
                 **Opposed:**     No one  
                 **Abstained:** Kowalski

**RECEIPT OF APPLICATIONS:**

Vice Chairman Sullivan noted receipt of the following new Applications:

1. Application of Crane Properties, LLC for a Special Use Permit for Site Plan Modification to regrade and stabilize the area where excess material is stored, and associated improvements at 118 Prospect Hill Road. Zone M-1, Map 112, Block 17, Lot 000PA & 2A1.
2. Application of International Brotherhood of Electrical Workers, Local Union No. 42, for Site Plan Review for construction of commercial development consisting of buildings, parking areas, and driveways at 20 – 22 Craftsman Road. Zone A-1, Map 093, Block 19, Lot 12-05 and 12-06.

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

No requests presented under this Item of Business this evening.

**CONTINUED PUBLIC HEARINGS:** Application of WSG, LLC for a Text Amendment of Sec. 814.3.n *Earth Excavation – Access Maintenance* to delete “one-mile radius” and add “one-half mile radius.” (*Deadline to close Hearing May 29, 2018*) :

Vice Chairman Sullivan read the description of the Public Hearing. Appearing to discuss this proposal was Adam Westhaver, of WSG, LLC.

Town Planner Whitten reported she and Mr. Westhaver worked on new wording since the previous meeting; the revised language proposal is being presented to the Commission this evening. Town Planner Whitten noted this proposal keeps the wording “one mile radius” but adds the additional qualification; Town Planner Whitten read the amending language. She suggested this language narrows operations down for other areas of town, as she felt there really are not a lot of other gravel pits that fit this criteria. While other

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pits may exist they are not located near an M-1 Zone. This proposal keeps the activity in one area rather than spreading operations around.

Commissioner Kowalski questioned how far back – timewise - would a previous operation be considered? Mr. Westhaver suggested they must be located adjacent to an existing pit. Commissioner Kowalski questioned if the regulation needs to include a number rather than trying to be an historian? Mr. Westhaver suggested this keeps it in the area of existing pits now, which are in the southern part of town; those that are operating now and they must be within or adjacent to an M-1 Zone.

Commissioner Moore requested clarification that the distance remains one mile? Mr. Westhaver responded that if someone else wants to start another pit a further distance the Commission could consider it.

Commissioner Zhigailo suggested this creates a circle of influence. Town Planner Whitten concurred, noting the gravel pits follow the gravel. She suggested she could research the geology of East Windsor to find the collection of the gravel; Mr. Westhaver reported he has a table that shows the geological map of gravel pits within the general area.

Commissioner Thurz felt this proposal is a better option. He noted the regulation was created in the 70s; he felt the pits aren't as active now. He noted he understands Mr. Westhaver's situation, as the pit he purchased no longer has access due to the change to a tree farm. Mr. Westhaver reiterated it was a gravel pit, and is adjacent to Mr. Holden's operation; he just wants the same opportunity.

Vice Chairman Sullivan suggested if the town must have another pit he would rather have it adjacent to another pit rather than have them scattered around town; he would rather see it where there is already activity.

Discussion continued, noting the pit is located next to the rail line. Town Planner Whitten also noted it's adjacent to a bog.

Commissioner Thurz cited the Commission must think about the entire town when considering this proposal.

Commissioner Kowalski recalled that when the Commission hears Special Use Permit renewals for gravel operations the objections raised are dust and vehicle traffic. If he purchased a house near an existing pit then you should expect both of those conditions, but if the pit wasn't there before someone purchased their home.... Mr. Westhaver noted there is an existing home on the property. Commissioner Kowalski concurred with regard to this property, but he questioned the situations for other M-1 properties that would fit this criteria? He questioned where the other pits could be near M-1 Zones?

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Vice Chairman Sullivan questioned that Mr. Westhaver's property extends to the tracks? Mr. Westhaver replied negatively, noting he has 5 to 7 acres across the tracks. Vice Chairman Sullivan questioned the location of the bog; Mr. Westhaver referenced the location on his support documentation.

Commissioner Zhigailo felt this proposal was a reasonable text amendment change; it gives you an opportunity to go forward with an application.

Vice Chairman Sullivan queried the audience for comments.

**Scott Guilmartin:** Mr. Guilmartin, representing Lake Road Materials, reported he had appeared before the Commission previously to discuss something similar. He noted it would be up to the Commission if he could offer comments. Vice Chairman Sullivan noted this is a Public Hearing; comments are open to the public. Mr. Guilmartin continued that he's interested in this Text Amendment change because they have a property in mind with many of the same issues as Mr. Westhaver. Mr. Guilmartin noted their property is a bit different; it's just inside a mile. Mr. Guilmartin didn't feel there are any major residential subdivisions nearby their property. He hoped they would have an opportunity to discuss this regulation further in the future.

Vice Chairman Sullivan queried the audience again for additional comments; no one else requested to speak.

Vice Chairman Sullivan questioned the Commission if they were ready to take action on this application?

**MOTION: To CLOSE the Public Hearing on the Application of WSG, LLC for a Text Amendment of Sec. 814.3.n *Earth Excavation – Access Maintenance* to delete “one-mile radius” and add “one-half mile radius.”**

**Moore moved/Zhigailo seconded/DISCUSSION: None**

**VOTE: In Favor: Sullivan/Kowalski/Moore/Thurz/Zhigailo**

Vice Chairman Sullivan declared the Public Hearing closed; he queried the Commissioners for comments.

Commissioner Zhigailo felt this proposal is a good change; it will give more latitude to applicants. She felt this proposal was a wise choice, especially where you have a concentrated geology. This will help multiple owners.

Commissioner Kowalski reported his questions had been answered; he felt this proposal was a good amendment.

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Commissioner Thurz reported he's good with the amendment as proposed; it seems it will work townwide.

Commissioner Moore felt the proposal made sense; he felt the one mile radius was arbitrary.

Vice Chairman Sullivan felt the proposal is a good compromise. He noted there will always be complaints about the trucks but the Board can't change that problem.

**MOTION TO APPROVE** the addition to 814.3 of wording describing conditional access for less than 1 mile.as follows:

No new Special Use Permit for earth filling or excavation in excess of 5,000 cubic yards shall be granted if any entrance or exit to such operations falls within a one mile radius of any entrance or exit to another existing or approved operation. **NOTWITHSTANDING, SUCH OPERATIONS MAY EXIST WITHIN A ONE-MILE RADIUS PROVIDED THE OPERATIONS MEET THE FOLLOWING CRITERIA; 1.) THE SUBJECT PARCEL IS IMMEDIATELY ADJACENT TO A CURRENT AND/OR PREVIOUSLY EXISTING SAND AND GRAVEL OPERATION, 2.) THE SUBJECT PARCEL IS IN OR IMMEDIATELY ADJACENT TO AN M-1 ZONE BOUNDARY**

**Moore moved/Zhigailo seconded/****DISCUSSION:** None

**VOTE:** In Favor: Sullivan/Kowalski/Moore/Thurz/Zhigailo/

**REASONS FOR APPROVAL:**

Commissioner Zhigailo felt this proposal is a good change; it will give more latitude to applicants. She felt this proposal was a wise choice, especially where you have a concentrated geology. This will help multiple owners. Commissioner Kowalski suggested his questions/concerns had been addressed; he felt this was a good text amendment. Commissioner Thurz felt the amendment is workable townwide. Commissioner Moore felt the Text Amendment as proposed makes sense; he felt the one mile radius was arbitrary. Vice Chairman Sullivan felt the proposed Text Amendment was a good compromise; there are always complaints about trucks but the Commission can't change that problem.

**Moore moved/Zhigailo seconded/****DISCUSSION:** None

**VOTE:** In Favor: Sullivan/Kowalski/Moore/Thurz/Zhigailo/

**NEW PUBLIC HEARINGS** – Application of Karl & Jayne Reichle for a 2-lot Resubdivision of property located at 33 Morris Road and a Special Use Permit (in accordance with Section 408) to allow one rear lot. (A-1 Zone; Map 17, Block 66, Lot 17) (*Deadline to close June 14, 2018*)

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Appearing to discuss this proposal was Jay Ussery, of J. R. Russo and Associates, LLC. Mr. Karl Reichle, owner/applicant, was available in the audience.

Mr. Ussery began by describing the subject resubdivision application to create two lots – one frontage and one rear lot – on the northside of Morris Road. Mr. Ussery suggested the parcel is located in the hollow below Graham Road; Mr. Reichle owns the parcel to the west which currently contains hoop houses. Mr. Reichle is proposing a frontage lot, to be known as 35 Morris Road, which will contain 1.4 acres. The rear lot, to be known as 37 Morris Road, will be accessed by a driveway to the east of 35 Morris Road; the rear lot will contain 3.1 acres. Both lots will be served by septic systems which have been approved by the North Central Health District (NCHD). The site also contains wetlands associated with Dry Brook; the wetlands were delineated 1 ½ to 2 years ago by John Ianni. Mr. Reichle appeared before the Inland Wetlands Commission and received a permit for the subdivision.

Mr. Ussery addressed Town Planner Whitten's comments summarized in her memo. She has noted that as the property to the west will be retained by Mr. Reichle and will continue under the agricultural use the regulations require installation of a 100 foot buffer between the agricultural use and the residential use. Mr. Ussery noted that if you went to the property line a small corner is encroaching. He questioned that the abutting property would ever not be in an agricultural use as the area is a steep slope which drops off to Dry Brook. Town Planner Whitten questioned what the lot being retained by Mr. Reichle will be used for? Mr. Reichle indicated the lot contains 3 hoop houses which collapsed during a snow storm; he might use that parcel for farming in the future. Mr. Ussery suggested you wouldn't do something on the slope, and the hoop houses are more than 100 feet away from the property line. Mr. Ussery indicated they were open to discussion with the Commission.

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Commissioner Moore questioned if Mr. Reichle planned to sell the new lots? Mr. Reichle replied affirmatively, noting he has a developer who is interested in building 2 single family homes on the lots. Discussion followed, noting the area of the 150 foot wetlands upland review area in relation to the new property line. Town Planner Whitten noted farming is allowed in the wetlands. She suggested adding notes to the plans identifying the adjacent farming use rather than installation of the buffer.

Mr. Ussery then turned discussion to the addition of street trees. He noted they have now added 2 trees to the front of the smaller lot; he questioned the dimension of the trees? Town Planner Whitten suggested the regulations haven't been specific about size. Mr. Ussery indicating they were proposing 3 inch caliper Red Maples. He also noted the driveway to the rear lot will be lined with arborvitae as required under the regulations.

Mr. Ussery noted Mr. Reichle has requested waivers for the street lights, and sidewalks.

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Mr. Ussery noted Town Engineer Norton had originally commented on the following items:

- Sight line from the driveways looking to the east: Mr. Ussery indicated the sight line will allow viewing all the way to the east.
- Right to drain surface water towards brook.

Mr. Ussery indicated Town Engineer Norton is now ok with both issues as referenced by his memo dated March 26<sup>th</sup>.

Commissioner Kowalski questioned that there wasn't a right-of-way for maintenance or other structures associated with the brook? Mr. Ussery noted they found a 48 inch pipe going under Morris Road which conveyed the water to Morris Road. He cited the name of the brook is Dry Brook but it did have minor flow at the time of the Wetlands Application. He suggested it takes the water off the field to the north and continues it through to the Mulnite property. Town Planner Whitten questioned that it's an intermittent brook; Mr. Ussery suggested it might have flow during the Winter.

Commissioner Thurz questioned the proposal for offering a fee-in-lieu of sidewalks? Mr. Reichle cited he's requesting a waiver of the requirement to install sidewalks; there are no sidewalks on Morris Road presently and no one will ever build them there, there are no sidewalks on Graham Road, the lots aren't near a school or library. He doesn't feel he should pay a fee for sidewalks; he would rather see the fee go into the Open Space fund. Mr. Reichle reiterated he's opposed to paying a fee for sidewalks but isn't opposed to paying the fee to the Open Space Fund. Commissioner Thurz indicated the Commission has no choice; the regulations require that fees-in-lieu of sidewalks go into the Sidewalk Fund. Town Planner Whitten noted the fee is used to install sidewalks elsewhere in town where they are needed, Mr. Ussery noted the fee is based on 40% of the cost of installation of sidewalks as determined by Town Engineer Norton; Town Planner Whitten concurred.

Regarding the fee-in-lieu of open space, Mr. Ussery indicated the regulations call for \$2,000/lot. Discussion followed regarding the time requirement for payment of both fees.

Vice Chairman Sullivan queried the Commissioners for additional questions; no one had any further comments at this time.

Vice Chairman Sullivan noted this application is a Public Hearing; he queried the audience for comments.

**Herb Holden:** Mr. Holden indicated he's lived here for 50 years and the Reichles have been here longer. Mr. Holden urged the Commission to approve this subdivision; he felt they shouldn't have to shovel sidewalks at their age.

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**Laurie Hawes, 54 Graham Road:** Mrs. Hawes questioned how long Mr. Reichle has owned the property; Mr. Reichle indicated 20 years. Mrs. Hawes questioned what would be done with the trees on the property; she questioned if the trees would be removed only as far back as the houses or will they all be removed? Mrs. Hawes indicated when she sits on her deck now she looks out at trees, but a lot of the trees she sees are located on Mr. Reichle's property. When she's sitting her deck she doesn't want to see someone else's barbeque. Mrs. Hawes also questioned if the houses would be for 2 separate families, and did Mr. Reichle have people ready to buy them? Mr. Reichle responded yes.

Mrs. Hawes questioned what will she see? Referencing the site plan Mr. Ussery suggested the line is actually the limit of the regulated area for the wetlands. He noted they are showing a conceptual house location on the plans but are not showing any additional clearing. Mr. Ussery noted, however, that Zoning Regulations would allow a property owner to build within 17 ½ feet from the property line, which would require removing the trees. Mr. Ussery suggested he didn't feel the Commission could tell a property owner where they can cut down trees. Mr. Ussery reiterated they are not showing any encroachments on the plans but a new owner could build back that far. Mrs. Hawes questioned that iron pins mark the lot boundary? Mr. Ussery indicated the Town requires that they set pins in on all new lots; if there are pins there we wouldn't replace them. Mrs. Hawes reiterated that a person purchasing the property could take down the trees, and it would be up to them to do that? Mr. Reichle reported that at this point he isn't taking down trees. Commissioner Thurz suggested usually people who want a rear lot want privacy; he felt they probably wouldn't want to take down a lot of trees. Mrs. Hawes questioned that it appears that most of the work will be closer to Morris Road? Town Planner Whitten suggested most likely. Mrs. Hawes apologized for the questions; Mr. Reichle acknowledged they were valid questions; he wouldn't want the trees cut down either.

Mrs. Hawes questioned that Mr. Reichle owned the property but would be selling to someone else; Mr. Reichle replied affirmatively. Mrs. Hawes questioned an approximate starting time for the project? Mr. Reichle indicated he wasn't sure; he believed it may take place in early Summer. He reiterated he has someone interested in the property. Mr. Reichle noted there were 2 houses and a barn on the property when he purchased it; those structures had been there for some time. Those structures have been removed. Mrs. Hawes suggested if Mr. Reichle was bringing in 2 beautiful houses would he be removing the 18 wheeler? Mr. Reichle suggested he's working on it.

Mrs. Hawes indicated she didn't want to be negative, she just wants to be prepared. She thanked everyone for their input.

Vice Chairman Sullivan queried the audience for additional comments; no one else requested to speak.



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**MOTION:** To CLOSE the Public Hearing on the Application of Karl & Jayne Reichle for a 2-lot Resubdivision of property located at 33 Morris Road and a Special Use Permit (in accordance with Section 408) to allow one rear lot. (A-1 Zone; Map 17, Block 66, Lot 17.

Moore moved/Zhigailo seconded/**DISCUSSION:** None

**VOTE:** In Favor: Sullivan/Kowalski/Moore/Thurz/Zhigailo/

**MOTION TO APPROVE WAIVERS FOR:**

1. Sidewalks (Section 6.3) – As none exist in the area. Applicant shall be subject to fee in lieu of sidewalks per Section 6.3.5 of the subdivision regulations.
2. Street Lights (Section 6.5) – As none exist in the area.
3. Acceptance of fee in lieu of Open Space - \$2,000 per building lot.

Moore moved/Zhigailo seconded/**DISCUSSION:** None

**VOTE:** In Favor: Sullivan/Kowalski/Moore/Thurz/Zhigailo/

**MOTION TO Approve the Application of owner Karl and Jayne Reichle, requesting a 2 lot re-subdivision and special use permit for 1 rear lot located at 33 Morris Road. Map 017 Block 66, Lot 017 in the A-1 zone.** This approval is granted subject to conformance with the referenced plans (as may be modified by the conditions) and the following conditions of approval:

**Referenced Plans:**

- 1/4 - Cover sheet - Resubdivision/Special Permit Rear Lot, 33 Morris Rd, East Windsor, CT, with key and inset maps, prepared by JR Russo and Assoc, LLC, 1 Shoham Rd, East Windsor CT 06088, scale as shown, dated 3/19/18
- 2/4 - Resubdivision/Rear Lot Plan scale 1"=
- 40' dated 3/2/18
- 3/4 - Topographic Plan dated 3/2/18
- 4/4 - Detail Sheet dated 3/2/18

**Conditions which must be met prior to signing of mylars:**

- I. 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. Landscaping details shall be shown on the plans, calling out the number, caliper and spacing of trees.

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3A. Agricultural Buffer and notes referencing nearby Agriculture must be placed on the plans.

3.B Remaining parcel shall be denoted as "NOT A BUILDING LOT"

4. The conditions of this approval shall be binding upon the applicant, land owners, and their successors and assigns. A copy of this motion shall be filed in the land records prior to the signing of the final mylars.

5. Addresses for each parcel must be placed on the respective lot on the plans. Addresses are assigned by the Tax Assessor.

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

6. 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 fixed line mylars, shall be filed with the Town Clerk by the applicant no later than 90 days after the decision or this approval shall be considered null and void, unless an extension is granted by the Commission. One full set of mylars, shall be filed in the Planning and Zoning Department.

7. Detailed sedimentation and erosion control plans shall be submitted with the site plan for each parcel at time of application for a zoning permit.

8. Deeds for any conservation easements and/or drainage easement if applicable, 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 certificates of compliance:**

9. Iron pins must be in place at all lot corners and angle points.

10. Any driveway must have a 15' paved apron or if weather does not permit, a bond for such submitted.

11. Final grading and seeding shall be in place, or if weather does not permit, a bond for the unfinished work be submitted.

12. All required landscaping shall be in place, or if weather does not permit, a bond for the required plantings shall be submitted.

13. Final as-built survey showing all structures, pins, driveways, final floor elevations, and grading must be submitted.

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14. All public health and safety components of the project must be satisfactorily completed prior to occupancy. In cases where all public health and safety components have not been completed, the Zoning Officer may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.

15. Open Space dedication or fee paid in full.

16. Fee in Lieu of sidewalks must be paid, or sidewalk installed.

**General Conditions:**

17. This re-subdivision approval shall expire (five years from the date of approval). Failure to complete all required improvements within that time shall invalidate the subdivision. The developer may request an extension of time at least one month in advance of the expiration date to complete the subdivision improvements from the Planning and Zoning Commission. Such extension shall not exceed the time limits as provided for in the Connecticut General Statutes, Section 8-26 as may be amended from time to time. The Commission shall require proper bonding be in place prior to approval of any such extension.

18. A Zoning Permit shall be obtained prior to commencement of any site work. Landscape and erosion control bonds will be required before issuance.

19. This project shall be constructed and maintained in accordance with the referenced plans. Minor modifications to the approved plans which results in lesser impacts may be allowed subject to staff review and approval.

20. Any modifications to the proposed drainage or grading of the subdivision is subject to the approval of the Town Engineer.

21. Additional erosion control measures are to be installed as directed by Town Staff if field conditions necessitate.

22. 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.

23. Should the property transfer ownership before all work is completed, or before a certificate of completeness is issued, the new owner must place new bonds in their name, at which time the original bond may be released.

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**Additional Condition:**

24. **Add the Right-to-Farm notation on all lots and deeds.**

**Moore moved/Zhigailo seconded/**DISCUSSION: None

**VOTE:** In Favor: Sullivan/Kowalski/Moore/Thurz/Zhigailo/

**NEW PUBLIC HEARINGS** – Application of Crane Properties, LLC for a Special Use Permit for Site Plan Modification to regrade and stabilize the area where excess material is stored, and associated improvements at 118 Prospect Hill Road. Zone M-1, Map 112, Block 17, Lot 000PA & 2A1. (Deadline to close August 28, 2018):

Postponed this evening.

**NEW BUSINESS:** None.

**OLD BUSINESS:** None.

**OTHER BUSINESS:** None.

**CORRESPONDENCE:** None.

**BUSINESS MEETING: (1) TOD Smart Growth Grant for Warehouse Point :**

None.

**BUSINESS MEETING: (2) Zoning Compliance Issues :** None.

**BUSINESS MEETING: (3) Discussion on Aquifer Protection Regulations :** None.

**BUSINESS MEETING: (4) General Discussion of Planning Issues – Signage and Digital Signs :**

Town Planner Whitten presented the Commission a new draft of proposed digital sign regulations, noting the revised language has been noted in red. Discussion followed regarding the previous suggestions. She noted the regulation amendment , if approved by the Commission, would be referred to CRCOG (Capital Region Council of Governments) and then a Public Hearing would be scheduled.

**MOTION:** To ACCEPT the digital sign regulations as written and send to CRCOG for referral.

**Thurz moved/Moore seconded/**DISCUSSION: None

**VOTE:** In Favor: Sullivan/Kowalski/Moore/Thurz/Zhigailo/

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**BUSINESS MEETING: (5) Signing of Mylars/Plans, Motions:**

Commissioner members will stop in to the Planning Office to sign the following  
**Motions:**

- **Marilyn M. Migliore** for a Special Use Permit (in accordance with Section 407) to allow an Accessory Apartment at 294 Scantic Road. (A-1 Zone; Map 13, Block 23, Lot 27)

Town Planner Whitten noted she will be on vacation during the end of May. Discussion followed regarding pending applications and scheduling same. The Commission agreed to cancel the May 22<sup>nd</sup> Regular PZC Meeting; the next PZC Regular Meeting is scheduled for June 12<sup>th</sup>.

**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 7:45 p.m.**

**Moore moved/Kowalski seconded/VOTE: In Favor: Unanimous**

Respectfully submitted,

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Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission