

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

REGULAR Meeting #1764 – August 13, 2019

MEETING MINUTES

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

The Regular Meeting of the Planning and Zoning Commission was called to order in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. at 6:33 P. M. by Vice Chairman Sullivan.

PRESENT: **Regular Members:** Dick Sullivan (Vice Chairman), Michael Kowalski, and Tim Moore.

Alternate Members: Marti Zhigailo.

ABSENT: **Regular Members:** Joe Ouellette, and Jim Thurz.

Alternate Members: Anne Gobin, and Frank Gowdy.

Also present was Town Planner Ruben Flores-Marzan.

GUESTS: Jason Kambitsis, A. R. Building Co., Dan Mancosh, A. R. Building Co., Geoff Campbell, Rothschild Doyno Collaborative; Jay Ussery, of. J. R. Russo and Associates, LLC., representing North Road Materials, LLC, and Marek Kement, of North Road Materials, LLC.

ESTABLISHMENT OF QUORUM:

A quorum was established as three Regular Members and one Alternate Members were present at the Call to Order. Vice Chairman Sullivan noted all Regular Members and Alternate Member Zhigailo would sit in, and vote, on all Items of Business this evening.

LEGAL NOTICE: None.

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.

APPROVAL OF MINUTES/July 23, 2019:

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MOTION: To APPROVE the Minutes of Regular Meeting #1763 dated July 23, 2019 as written.

Moore moved/Zhigailo seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Kowalski/Moore/Sullivan/Zhigailo)

RECEIPT OF APPLICATIONS:

Vice Chairman Sullivan noted receipt of the following new Applications.

Mr. Ussery requested to speak from the audience regarding the Application from Windbrook Homes, LLC. Mr. Ussery noted the agenda he had previously received had listed this application as a subdivision, which would require a Public Hearing. He requested to clarify that the application is for a resubdivision. Vice Chairman Sullivan noted the Meeting Agenda had subsequently been revised to clarify the Windbrook Homes, LLC application as a resubdivision; a Public Hearing for that application will not be necessary.

MOTION: To RECEIVE the following Applications:

PZ-2019-07, Resubdivision Plan from Windbrook Homes, LLC to create 2 lots from one located at Reservoir Avenue. R-3 Zone; Parcel ID: Map 089-Block 55-Lot 012, AND,

PZ-2019-08, Special Use Permit from North Road Materials, LLC, the Kement Family Limited Partnership & Isabella V. Kement, for Renewal of Special Permit for soil management facility with construction of material storage bins at existing construction yard for property located at 297 North Road, also identified as Assessor Map 117, Block 36, Lots 43B and 43C; zoned A-1 and A-2.

Moore moved/Zhigailo seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Kowalski/Moore/Sullivan/Zhigailo)

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

No requests presented under this Item of Business this evening.

CONTINUED PUBLIC HEARINGS: None.

NEW PUBLIC HEARINGS: None.

NEW BUSINESS/A/ William Sweeney for A. R. Building Co. presenting proposed residential project at 156 Prospect Hill Road. Map 122 – Block 16 – Lot 009:

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Jason Kambitsis, Senior Vice President of Acquisitions and Development for A. R. Building Co., Dan Mancosh, President, of A. R. Building Co., and Geoff Campbell, of Rothschild Doyno Collaborative, architect, joined the Commission.

Mr. Kambitsis reported that A. R. Building Co. is a privately owned builder of luxury apartments; they have constructed over 9,000 units in 10 states. They currently have projects underway in southern Connecticut and Rhode Island. Mr. Kambitsis reported they have been looking at East Windsor, not only because of the casino but because of our location in general. Mr. Kambitsis indicated they are currently considering an 18 acre parcel at 156 Prospect Hill Road.

Mr. Campbell reported the parcel contains a small strip of frontage on Prospect Hill Road near the Enfield line. The parcel then extends behind several small residential parcels fronting on Prospect Hill Road and abuts parcels fronting on North Road. The parcel contains significant wetlands – 8 of the 18 acres, and is currently encumbered by multiple zones; the majority of the parcel is zoned M-1.

Mr. Campbell presented a conceptual site plan showing a number of three story buildings containing 24 apartment units; the complex would include a clubhouse and pool. The potential density of the complex would be approximately 168 units. Access would be provided via Prospect Hill Road. Construction of the complex would not intrude on the wetlands. Parking would be contained internally within the complex. Mr. Campbell cited the move away from single family homes to apartments; typical residents would be young professionals to mature adults downsizing from single family homes. The units are 1 and 2 bedroom; market rate for the units would be approximately \$1200 to \$1300 per month for a 1 bedroom unit. Mr. Kambitsis reported they don't do Section 8 housing; the units are not conducive to families because of the limited number of bedrooms.

Commissioner Moore questioned if they would consider mixed use development? Mr. Kambitsis indicated they concentrate on apartments; he felt this parcel wouldn't be appropriate for mixed use because of the access frontage

Commissioner Moore questioned the access to the site. Mr. Kambitsis indicated they would do a traffic study as part of the development; he noted they have never had a negative impact on areas in which they've developed. Mr. Kambitsis suggested apartment dwellers often leave at different times, which lessens traffic impact.

Commissioner Kowalski noted that multi-family development is not currently allowed in any of the zones contained within the parcel, including the M-1 Zone. He questioned if they would be seeking a Zone Change? Town Planner Flores-Marzan suggested they would be proposing a Text Amendment. Commissioner Kowalski suggested that would then apply the Text Amendment to any M-1 Zone. Town Planner Flores-Marzan suggested it would depend on how the Text Amendment was written; he noted that Mr. Sweeney, who is also associated with this proposal but was unable to attend this evening,

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was a former planner. Mr. Kambitsis noted they have done a project in Bloomfield; he explained the process used for that development.

Vice Chairman Sullivan questioned the access on Prospect Hill Road; would it be wide enough to provide reasonable access to the interior of the site? Commissioner Kowalski also cited the need for access for emergency vehicles; Mr. Campbell suggested they would be meeting with the Fire Marshal regarding the emergency access.

Commissioner Kowalski felt a development such as the conceptual drawing wouldn't impact the abutters as most of the complex is within the interior of the site. He suggested the wetlands will act as a buffer from development near North Road.

The Commission liked the proposal as discussed. Mr. Mancosh thanked the Commission for their comments. He suggested the next step for them would be for their attorney to work with Town Planner Flores-Marzan on the Text Amendment.

OLD BUSINESS/A. Site visits:

Town Planner Flores-Marzan reported he has been working on site visits, and is presently working on violation letters. Town Planner Flores-Marzan indicated he'll work up a list for the Commission for the next meeting.

Town Planner Flores-Marzan reported Mr. Charbonneau has been into the Planning Office; he has been pro-active to lessen the complaints.

OTHER BUSINESS: None.

CORRESPONDENCE/A. CT. Siting Council acknowledgement of request from Cingular Wireless PCS to modify telecommunications facility at 41 Depot Street:

Town Planner Flores-Marzan reported the Planning Office has received notification from the Connecticut Siting Council regarding the intent of Cingular Wireless PCS, LLC to do work on the cell tower at 41 Depot Street.

BUSINESS MEETING/(1) General Discussion of Planning Issues:

Town Planner Flores-Marzan reported on the following issues:

- The Planning Office had received a couple of inquiries regarding a crop planted on Harrington Road. Town Planner Flores-Marzan has found the crop to be a field of hemp. This is the first report of the crop being grown in East Windsor.
- Work has begun again at Calamar, 20 North Road.

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BUSINESS MEETING/(2) Signing of Mylars/Plans, Motions:

Motions:

None presented for signature this evening.

Mylars:

- A New England Auto & Truck for auto sales and repair at 8 South Main Street.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:30 p.m.

Moore moved/Zhigailo seconded/VOTE: In Favor: Unanimous

Respectfully submitted,

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