

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

REGULAR Meeting #1754 – March 12, 2019

MEETING MINUTES

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

The Meeting was called to order in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. at 6:31 P. M. by Chairman Ouellette.

PRESENT: **Regular Members:** Joe Ouellette (Chairman), Michael Kowalski, Dick Sullivan.

Alternate Members: Frank Gowdy.

ABSENT: **Regular Members:** Tim Moore, and Jim Thurz.

Alternate Members: Anne Gobin, and Marti Zhigailo.

Also present was Town Planner Ruben Flores-Marzan, and Assistant/ZEO/Wetlands Agent Matt Tyksinski.

GUESTS: Attorney Dorian Famiglietti, of Kahan, Kerensky & Capossela, LLP,
 representing MMCT Venture, LLC.

ESTABLISHMENT OF QUORUM:

A quorum was established as three Regular Members and one Alternate Member were present at the Call to Order. Chairman Ouellette noted all Regular Members would sit in, and vote, on all Items of Business this evening; Alternate Member Gowdy would also join the Board regarding discussion and action on all Items of Business this evening as well.

LEGAL NOTICE: None.

ADDED AGENDA ITEMS: None.

PUBLIC PARTICIPATION:

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

APPROVAL OF MINUTES/February 26, 2019:

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MOTION: To TABLE the approval of the Minutes of the Regular Meeting of the Planning and Zoning Commission dated February 26, 2019.

Sullivan moved/Kowalski seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Ouellette/Gowdy/Kowalski/Sullivan)

RECEIPT OF APPLICATIONS: None.

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE/ A. MMCT Venture, LLC – Request from Atty. Dorian R. Famiglietti for an extension of the time for filing mylars for the General Development Plan Special Use Permit – HIZ Designation for a commercial recreation/casino use to be located at 105 Prospect Hill Road. (Deadline extension ends March 20, 2019):

Attorney Famiglietti advised the Commission the court case regarding construction of the casino is set to be heard on June 15th. As the current permit extension expires March 20th Attorney Famiglietti is asking for an additional extension to get the applicant through the court appearance.

Discussion continued regarding the status of the application as it proceeds through the State agencies.

MOTION: To APPROVE the request from Atty. Dorian R. Famiglietti for an extension of the time for filing mylars for the General Development Plan Special Use Permit – HIZ Designation for a commercial recreation/casino use to be located at 105 Prospect Hill Road; six month extension until September 20, 2019

Sullivan moved/Kowalski seconded/DISCUSSION: Commissioner Gowdy questioned if the six month extension would be long enough? Attorney Famiglietti recalled that previously staff had not wanted to approve an open ended extension; they have requested the six months at this time. Chairman Ouellette questioned if there were any Statutory limitations regarding the number of extensions; Attorney Famiglietti indicated there were not.

VOTE: In Favor: Unanimous (Ouellette/Gowdy/Kowalski/Sullivan)

CONTINUED PUBLIC HEARINGS: None.

NEW PUBLIC: None.

NEW BUSINESS: None.

OLD BUSINESS: None.

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OTHER BUSINESS: None.

BUSINESS MEETING/A. General Zoning Issues:

Commissioner Kowalski requested an update on pending zoning issues.

Assistant Town Planner Tyksinski cited the following:

- **47 Church Street: unregistered vehicles.** He's sent a letter to the property owner; he now needs to begin imposing fines.
- **44 Plantation Road:** illegal auto body repairs. The individual didn't know it was an illegal use.

Commissioner Gowdy reported at **34 Harrington Road** there are a number of cars parked in the yard; he believes the owners is doing auto repair out of his house.

Mahoney Road: cars in the yard. Assistant Town Planner Tyksinski reported this violation went to the Hearing Officer, who said the enforcement order was incorrect and allowed the resident to keep the vehicles in the front of the property. Commissioner Kowalski questioned that the owners was allowed to have front yard storage; Assistant Town Planner Tyksinski replied affirmatively.

Chairman Ouellette suggested since there seems to be a difference of opinions perhaps the Commission should review applicable sections of the Zoning Regulations to tighten up the language.

Chairman Ouellette questioned the status of pending Planning or Wetlands applications. Assistant Town Planner Tyksinski indicated nothing was pending but there may be a couple of applications coming through in the near future.

BUSINESS MEETING/B. Signing of Mylars/Plans, Motions:

Nothing presented at this meeting.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 6:50 p.m.

Kowalski moved/Gowdy seconded/VOTE: In Favor: Unanimous

Respectfully submitted,

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