

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

REGULAR Meeting #1776 – March 10, 2020

MEETING MINUTES

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

Regular Meeting #1776 of the East Windsor Planning and Zoning Commission held on Tuesday, March 10, 2020 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, Tim Moore, Dick Sullivan, and Jim Thurz.

Alternate Members: Frank Gowdy, and Marti Zhigailo.

ABSENT: **Regular Members:** All Regular Members were present.

Alternate Members: Anne Gobin

Also present was Town Planner Ruben Flores-Marzan.

GUESTS: **Connecticut Water Company:** Adam Wing, P.E., Project Engineer for the Connecticut Water Company, and Joe Perugini, P.E., Project Engineer for Weston & Sampson Engineers, Inc

Public: James P. Barton, Marie Bopko, Jillian Hubbard, Dick Pippin, Kathy Pippin.

Press: No one from the Press was present.

ESTABLISHMENT OF QUORUM:

A quorum was established as five Regular Members 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.

LEGAL NOTICE:

The following Legal Notice, which appeared in the Journal Inquirer on Thursday, February 27, 2020, and Thursday, March 5, 2020, was read by Chairman Ouellette:

- 1. LEGAL NOTICE EAST WINDSOR PLANNING & ZONING COMMISSION**
The East Windsor Planning & Zoning Commission will hold a regular meeting on Tuesday, March 10, 2020 at 6:30 p.m. at the East Windsor Town Hall, 11 Rye

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES**

2

Street, Broad Brook, CT, with the following public hearing to be heard: PZ-2020-01 Application from Connecticut Water Company, Hunt Water Treatment Plant for Special Permit and Site Plan review for warehousing and distribution of hazardous materials and associated site improvements at 41 Mahoney Road, MBL 086-30-073, Zone District: A-1. Copies of the above application are available at the Planning & Development office. All interested persons may appear and be heard. Dated February 26, 2020, East Windsor, CT Joseph Ouellette, Chairman East Windsor Planning & Zoning Commission

ADDED AGENDA ITEMS:

Chairman Ouellette noted the following Agenda addition:

- Under **NEW APPLICATIONS TO BE RECEIVED**, Zone Change Application (PZ-2020-03) - Gema Guanco, 143 Bridge Street, for a zone change from R-2 to B-2 (residential to business); MBL: 111-12-013.

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 25, 2020:

MOTION: To APPROVE the Minutes of Regular Meeting #1775 dated February 25, 2020 as written.

Moore moved/Thurz seconded/DISCUSSION: None.

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

RECEIPT OF APPLICATIONS:

Chairman Ouellette noted receipt of the following new Applications:

- A. East Windsor Planning and Zoning Commission (PZ-2020-02) for Text Amendment to Zoning Regulations, Alcohol Sales.
- B. Zone Change Application (PZ 2020-03) – Gema Guanco, 143 Bridge Street, for a Zone Change from R-2 to B-2 (residential to business), MBL: 111-12-013.

MOTION: To ACCEPT the Application of the East Windsor Planning and Zoning Commission (PZ-2020-02) for Text Amendment to Zoning Regulations, Alcohol Sales; AND, the Zone Change Application (PZ

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES**

3

2020-03) – Gema Guanco, 143 Bridge Street, for a Zone Change from R-2 to B-2 (residential to business), MBL: 111-12-013.

Sullivan moved/Kowalski seconded/DISCUSSION: None.

**VOTE: In Favor: Unanimous (Ouellette/Kowalski/Moore/Sullivan/Thurz)
(No one opposed/No abstentions)**

**PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD
ACCEPTANCE/A. Meadow Farms:**

Town Planner Flores-Marzan reported that the issue of the Meadow Farms pending road and drainage improvements has gone through a legal review; the attorneys have recommended that the Planning and Zoning Commission pull all of the bonds related to this project.

Commissioner Sullivan questioned what action occurs after the Commission approves calling the bonds? Town Planner Flores-Marzan indicated that after the Commission approves calling the bonds the developer will be advised of the Commission's action, and two weeks after the Commission's approval the Town can acquire the money and start scheduling the pending improvements. Commissioner Sullivan questioned that the Town has access to these funds? Town Planner Flores-Marzan indicated that was part of the legal review. Commissioner Kowalski questioned what would happen if the developer indicates he'll do the work? Town Planner Flores-Marzan suggested that ship has sailed.

MOTION TO APPROVE: Call any and all bonds for all phases totaling \$162,000 (\$98,000 for Farms Road and \$64,000 for Field Circle and Acorn Drive) from East Windsor Housing LTD, LLC (Jason Ziegler) in order to complete the remaining and unfinished improvements at Meadow Farms Subdivision (Map 99, Block 53, Lot 014-09 in the ARHD zoning district)

Sullivan moved/Kowalski seconded/DISCUSSION: None.

**VOTE: In Favor: Unanimous (Ouellette/Kowalski/Moore/Sullivan/Thurz)
(No one opposed/No abstentions)**

CONTINUED PUBLIC HEARINGS: None.

NEW PUBLIC HEARINGS/A. CT Water Company, Hunt Water Treatment Plan (PZ-2020-01) for Special Use Permit and Site Plan review, warehousing and distribution of hazardous materials and associated site improvements at 41 Mahoney Road, MBL 086-30-07, Zone District: A-1. (65 days: April 30, 2020 deadline to make decision):

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES**

4

Adam Wing, P.E., Project Engineer for the Connecticut Water Company, and Joe Perugini, P.E., Project Engineer for Weston & Sampson Engineers, Inc., joined the Commission.

Mr. Wing reported the Connecticut Water Company is proposing to replace the existing building, which was built in the 70s, with a new building. The existing facility is located approximately one-half mile off of Mahoney Road; the new structure, which will be approximately 50 feet by 100 feet, will be located slightly further into the property on a flat area. Mr. Wing suggested while the reference to hazardous materials sounds dangerous it's really the chemicals used to treat the water.

Mr. Perugini, of Watson and Sampson, reiterated the new facility will be located approximately one-half mile in from Mahoney Road. The entire parcel contains 128 acres; the project site is approximately 5 acres; the new building will be constructed on a ridge. The pavement will be constructed to accommodate delivery trucks and emergency access, which will increase the amount of impervious coverage. They have added additional catch basins to take the run off, which will be directed into a small detention basin located in an area Mr. Perugini referenced on the Site Plan. The run off will be treated. Mr. Perugini noted there is a considerable amount of wetlands around the site, and the Scantic River is nearby. They will be collecting water samples to monitor the run off. He noted they will be meeting the State requirements for erosion and sediment controls, which will include doubling the amount of silt fence in the upland area, and including filter socks. Filter socks will also be used within the detention basin. They will be adding an anti-tracking pad of 100 feet at Town Engineer Norton's recommendation to alleviate mud migrating onto Mahoney or Scantic Roads. They will be seeding the disturbed area, which is adjacent to the new building. Mr. Perugini reported they have registered with DEEP for a stormwater treatment permit; they will perform stormwater inspections, or samplings, after rain events, to prove that sedimentation isn't accumulating in the detention basin. Mr. Wing indicated that the Department of Public Health is also reviewing the project. Mr. Perugini reported they will also be installing a new transformer, and replacing the overhead wires with underground utilities, as well as installing a new generator for emergency backup power and a propane tank for the HVAC system. Mr. Wing indicated the fencing will be removed during construction, and replaced at the end of the project. Mr. Perugini reported the only lighting at the site will be around the building; no lighting will be installed along the access road. Mr. Wing clarified that this is an unmanned facility, they access the site infrequently. They will not be removing the existing structure; Mr. Perugini noted the new building will be constructed on a ridge as far from the wetlands as they can get. Mr. Wing noted the location of the new building will be outside the well area.

Chairman Ouellette opened discussion to the Commissioners.

Commissioner Kowalski questioned if the work will occur outside the wetlands area? Mr. Wing reported they will be creating a wetlands crossing for the drive; the work is not

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES**

5

in an area regulated by the Town but is under DEEP's jurisdiction. Mr. Wing reported they appeared before the Wetlands Commission and have a letter confirming the proposed work. Mr. Perugini reiterated the work isn't occurring within the wetlands; they hope to improve the run off from the site.

Commissioner Kowalski questioned what will the existing building be used for? Mr. Wing indicated it will remain at the site until they make a decision regarding removal.

Commissioner Zhigailo referenced the holding tanks on the plan; she questioned if that was standard for this facility? Mr. Wing suggested they're proposing the holding tanks to handle accidental spills. Commissioner Zhigailo questioned if they flush the water from the equipment within the building? Mr. Wing suggested there isn't much equipment inside the building; the flushing will occur in the pipes. Mr. Perugini suggested the larger detention basin is tied to the catch basin, and will include shut off valves. If a delivery truck comes in and there's a spill it would go into the catch basin and then flow into the holding tank.

Commissioner Gowdy had no questions at this point.

Commissioner Kowalski questioned the fuel source for the generator? Mr. Wing reported it would be diesel fuel. Commissioner Gowdy questioned if the building would include a sprinkler system? Mr. Wing replied affirmatively.

Commissioner Thurz suggested for the residents who live adjacent to the parcel it's really the same operation that's been there for 50 years; Connecticut water Company is really just replacing the existing building. Mr. Wing concurred, noting this will just be a more modern building. The residents will see trucks coming into the site during construction, and for deliveries. Commissioner Gowdy questioned how often that might be; Mr. Wing wasn't familiar with the frequency of the delivery schedule.

Commissioner Moore had no questions for the applicants.

Commissioner Sullivan questioned how many tanks would be installed? Mr. Wing estimated 7 tanks for various materials. Commissioner Sullivan questioned if something out of the applicant's control occurred would there be any danger in the mixing of the materials? Mr. Wing replied affirmatively, but noted that concern has been taken care through the design of the facility.

Chairman Ouellette questioned if the applicant has any problems with trespassers because of the access to the Scantic River; have there been any signs of vandalism? Mr. Wing replied negatively, but noted he did receive an odd call from an abutter who's property is landlocked and they use the Connecticut Water Company land for access to their property. Mr. Wing indicated he hadn't been aware of that use.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES**

6

Chairman Ouellette noted this is a major capital improvement for the Connecticut Water Company, the town should be thankful that you considered rebuilding the site. Commissioner Kowalski questioned if this would increase their capacity? Mr. Wing replied negatively, noting they are permitted for 3.5 mgd.

Chairman Ouellette noted this is a Public Hearing; he questioned if any of the residents would like to speak. No one raised any questions.

Chairman Ouellette questioned Town Planner Flores-Marzan for comments. Town Planner Flores-Marzan indicated he made his comments in his approval memo. He noted the Connecticut Water Company reached out to the Wetlands Commission although there is no local jurisdiction. Mr. Wing suggested they just wanted to be a good neighbor.

MOTION: To CLOSE the Public Hearing on the Application of CT Water Company, Hunt Water Treatment Plan (PZ-2020-01) for Special Use Permit and Site Plan review, warehousing and distribution of hazardous materials and associated site improvements at 41 Mahoney Road, MBL 086-30-07, Zone District: A-1.

Moore moved/Sullivan seconded/DISCUSSION: None.

**VOTE: In Favor: Unanimous (Ouellette/Kowalski/Moore/Sullivan/Thurz)
(No one opposed/No abstentions)**

MOTION TO APPROVE APPLICATION: Special Use Permit and Site Plan Review Application (PZ-2020-01) from Connecticut Water Company (Adam Wing, P.E., applicant) to replace the existing Hunt Water Treatment Plant with a new facility located at 41 Mahoney Road (Map 086, Block 30, Lot 073) in the A-1 zoning district.

This approval is granted subject to conformance with the referenced plans (as may be modified by the Commission) and the following conditions:

Referenced Plans:

Sheet T100 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Cover Page. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C100 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Abbreviations, Notes and Legend. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES

7

Sheet C101 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Overall Plan with Civil Sheet Index. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C200 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Existing Conditions Plan. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C300 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Erosion and Sedimentation Control and Demolition Plan. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C400 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Site Layout Plan. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C500 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Grading and Drainage Plan. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C600 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Utility Plan. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C601 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Utility Plan. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C602 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Utility Profile. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES

8

Sheet C901 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Civil and Site Details. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C902 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Civil and Site Details. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C903 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Civil and Site Details. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C904 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Civil and Site Details. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C905 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Civil and Site Details. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C906 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Civil and Site Details. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C907 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Civil and Site Details. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet C908 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Civil and Site Details. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES**

9

Sheet A101 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Overall Floor Plan, Reflected Ceiling Plan and Room Finish Schedule. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet A201 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Building Elevations and Building Sections. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet A202 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – Precast Concrete Wall Panel Elevations. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Sheet A901 – Connecticut Water Company New Hunt Water Treatment Plant 41 Mahoney Road, East Windsor CT 06016 – 3D Views. Prepared for Connecticut Water Company (applicant) 93 West Main Street, Clinton CT 06413. Prepared by Weston & Sampson Engineers, Inc., 273 Dividend Road, Rocky Hill CT 06067, www.westonandsampson.com, (860) 513-1473, (800) SAMPSON. Scale 1" = 40'. Dated 2/5/2020. Received 2/13/2020.

Conditions that must be met prior to signing mylars:

1. All mylars submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for preparing the plans.
2. The final mylars shall contain the street numbers and the Map, Block and Lot numbers assigned by the East Windsor Assessor's Department.
3. The exemption from open space requirements shall be noted on the final mylars along with a notice stating that any lot subject to the waiver shall be liable for its proportional share of the total open space fee at the time of subsequent sale or transfer to a non-exempt person if the lot is sold or transferred within five years of the approval date.
4. The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns. A copy of this approval motion shall be filed in the land records prior to signing the final mylars.
5. Deeds for any easements must be approved by the Town and filed on the land records prior to any permits being issued. These must be filed with the mylars.

Conditions which must be met prior to issuing any permits:

6. Two (2) sets of final mylars, with any required revisions incorporated on the sheets shall be submitted for the Commission's signature. One set of signed mylars, shall be filed with the Town Clerk by the applicant. One set shall be filed with the Planning and

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES**

10

Development Department.

General Conditions:

7. A Zoning Permit shall be obtained prior to commencing any site work.
8. This project shall be constructed and maintained in accordance with the referenced plans.
9. Minor modifications to the approved plans that result in lesser impacts may be allowed, subject to Planning & Development staff review and approval.
10. Any modifications to the proposed drainage or grading for the resubdivision is subject to the town engineer's approval.
11. Additional erosion control measures are to be installed as directed by Town staff if onsite conditions necessitate.
12. By accepting 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.

Moore moved/Thurz seconded/DISCUSSION: None.

**VOTE: In Favor: Unanimous (Ouellette/Kowalski/Moore/Sullivan/Thurz)
(No one opposed/No abstentions)**

NEW BUSINESS: None.

OLD BUSINESS/A. Site Visits:

Town Planner Flores-Marzan reported 2 of the violations are moving towards compliance, 1 is under review, 1 is not in compliance, and 1 is not responding to notifications.

Town Planner Flores-Marzan reported he was notified of a new complaint during the Wetlands Meeting. Mr. Pippin, a member of the Wetlands Commission, advised him site work is being done at 12 Griffin Road. There is no permit for the work. Town Planner Flores-Marzan reported he is reaching out to the property owner.

Commissioner Gowdy advised Town Planner Flores-Marzan that he saw 16 vehicles, and 2 on the lift, at 32 Harrington Road this afternoon.

Commissioner Kowalski questioned what's the process for the violator who is not responding? Town Planner Flores-Marzan reported a Marshal went out to serve papers, but he received no response.

OTHER BUSINESS: None.

BUSINESS MEETING/A. General Discussion of Planning Issues:

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1776 – March 10, 2020
MEETING MINUTES**

11

Chairman Ouellette questioned if the Commission was at the point of having a joint meeting with the Beautification Committee? Mrs. Hubbard suggested they may be ready to schedule a meeting in May.

Town Planner Flores-Marzan reported all members who notified him are signed up for the conference coming up.

Commissioner Moore reported he's received complaints from property owners who live in the Harvest Lane subdivision because the farmers are spreading manure on the fields across the street. Town Planner Flores-Marzan noted East Windsor is a right-to-farm community; the farmer is preparing his fields for planting.

Chairman Ouellette noted there's a bill in the Legislature regarding required training for land use commissioners; he questioned the status of funding for training. Town Planner Flores-Marzan didn't have the budget information available with him this evening.

Chairman Ouellette noted Mrs. Hahn, of LADA Land Planning, is not present this evening. He questioned if she has appeared before the Board of Selectmen yet? Town Planner Flores-Marzan reported she has not yet gone to the Board of Selectmen with a presentation.

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

Nothing presented for signature this evening.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:20 p.m.

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

Respectfully submitted,

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