

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

**REGULAR Meeting #1796
February 9, 2021**

Meeting held via ZOOM Teleconference
Meeting ID: 332 683 3563
Town Hall closed to the Public by
Executive Order of First Selectman Bowsza
due to Coronavirus pandemic

MEETING MINUTES

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

Chairman Ouellette called Regular Meeting #1796 of the East Windsor Planning and Zoning Commission dated February 9, 2021 to Order at 6:32 p.m. The Meeting is being held via teleconference due to closure of the Town Hall to the public as the result of the coronavirus epidemic.

PRESENT: **Regular Members:** Joe Ouellette (Chairman), Anne Gobin, Michael Kowalski, and Jim Thurz
Alternate Members: Frank Gowdy.

ABSENT: All Commission Members are present this evening. There are currently two vacancies for Alternate Members, and one vacancy for a Regular Member.

Also present was Clark Chapin, Town Planner/Director of Planning and Development, and Interim Town Planner Michael D'Amato.

GUESTS/SPEAKERS: First Selectman Bowsza hosted the meeting. Also present were: Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission; Deputy First Selectman DeSousa, Marek Kement, representing SJK Properties, LLC; Tracy Becker, of Sign Pro, Inc., and Crossroads ZOOM; Tim Coon, of J. R. Russo & Associates, LLC, and Eric Spungin.

Public (as identified in the Meeting participation list): Anne, Antoinette Daigle, Country Living, Debbie Miggins, Roberta Hambach, Momoftwo, Paul Yanoski, Skip K, and others.

ESTABLISHMENT OF QUORUM:

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A quorum was established as four Regular Members were present at the Call to Order. Chairman Ouellette requested Alternate Member Gowdy to 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

Marie DeSousa, 10 Rice Road: Mrs. DeSousa questioned if someone withdrew their text amendment why is it still on the agenda? Mrs. DeSousa noted there is no proposal for the public to review; how many times can people revise their applications? Chairman Ouellette noted the applicant plans to propose a less restrictive text amendment than originally submitted. He suggested the applicant's intent will become clear when the Commission addresses that item on the agenda.

APPROVAL OF MINUTES/January 26, 2021 Regular Meeting:

Chairman Ouellette queried the Commission for comments or revisions to the Regular Meeting Minutes for January 26, 2021.

Commissioner Gobin suggested they were a good representation of the discussion that occurred; she had no edits to propose. Commissioner Gowdy indicated he was ok with the Minutes as presented. Commissioners Kowalski and Thurz had no comments.

MOTION: To APPROVE the Minutes of Regular Meeting #1795 dated January 26, 2021 as presented.

Gobin moved/Thurz seconded/**DISCUSSION:** None.

VOTE by rollcall: In Favor: Thurz/Kowalski/Gobin/Gowdy/Ouellette
(No one opposed/No Abstentions)

RECEIPT OF APPLICATIONS:

Chairman Ouellette noted receipt of the following new applications:

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- A. **PZ-2021-03, Chez Hospitality**, Special Use Permit Application for Salee of Alcohol at 122 Prospect Hill Road. (Map 112, Block 17, Lot 001A-01. Zone B-2.
- B. **PZ-2021-04, Noble Energy Real Estate**, Text Amendment Application, Section 502 Permitted uses in Business & Industrial Districts and Section 503 Permitted Accessory Uses.

Chairman Ouellette noted both new applications will be heard in March.

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

No requests presented under this Item of Business this evening.

CONTINUED PUBLIC HEARINGS: A. PZ-2020-20, SJK Properties, LLC Text Amendment Application to East Windsor Zoning Regulations Section 802 Multi Family Development District (MFDD).

AND

B. PZ-2020-21, SJK Properties, LLC Zone Change Application, zone change from R-3 to MFDD.

Map 100, Block 77, Lots: 006-01, 006-02, 006-03, 006-04, 006-05, 006-06, 006-07, Map 100, Block 77, Lots: 006-01, 006-02, 006-03, 006-04, 006-05, 006-06, 006-07, 006-08, 006-09, 006-10, 006-36, 006-37, 006-38, 006-39, 006-40, 006-41, 006-42, 006-43, 006-44, 006-45, 006-46, 006-47, 009-02B, 009, 009-11, 009-12, 009-13

Map 110, Block 77, Lots, 009-14, 009-15, 009-16, 009-17, 009-18, 009-19, 009-20, 009-21, 009-22, 009-23, 009-24, 009-25, 006-26, 006-27, 006-28, 006-29, 006-30, 006-31, 006-32, 006-33, 006-34, 006-35, 006-34A

Map 090, Block 77, Lots: 006-48, 006, 006A, 006B:

Appearing to discuss these applications was Marek Kement, representing the Kement family, and SJK Properties, LLC.

Mr. Kement reported they are now out of court regarding Quarry Meadows, and can now move forward with development of the subdivision. Mr. Kement noted this development was originally approved as a 48-lot subdivision. As required by the regulations the development must have a second thoroughfare onto Sullivan Farm Road. If the family moves forward with this proposal it will have the following impacts:

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- Access can be a potential cut-through to Depot Street
- The development will include access to land in Ellington
- Possible access to Hemlock Drive

Mr. Kement noted the conceptual proposal for Quarry Meadows was for a single-family home development governed under a homeowners association. He indicated they are no longer looking for the higher density so the maximum units for their revised proposal would be 88 units. The revised proposal would eliminate the village cluster of the units. Mr. Kement indicated they need to use the existing access off of Depot Street because of the infrastructure for the approved sewer line, which is the only property approved for public sewer in this part of town. Mr. Kement reviewed the size of the parcel, and required set back limitations.

Mr. Kement suggested perhaps the proposal for 150 units was too aggressive. He assured the public they have been listening to the concerns and comments of the residents. Mr. Kement indicated they feel they need to step back, and are withdrawing both applications.

Chairman Ouellette clarified that there are no longer applications before the Commission, and therefore no need for additional discussion or action by the Commission.

NEW PUBLIC HEARINGS: None.

OLD BUSINESS/ A. PZ-2021-01, 111 South Main Street (Map 052, Block 20, Lot 061) Zone Change Application, United Ag & Turf Northeast for a zone change from R-3 to TZ5:

Appearing to discuss this application was Tim Coon, of J. R. Russo & Associates. Mr. Coon indicated he understands the Public Hearing on this application has been closed; the Commission has yet to make a decision. Chairman Ouellette concurred.

Chairman Ouellette asked if Interim Town Planner D'Amato had prepared a Staff memo; Interim Town Planner D'Amato indicated he had nothing to add.

Chairman Ouellette asked if the Commissioners if they were prepared to consider action on this application? Commissioner Gobin and Commissioner Gowdy were all set with the information provided; Commissioner Thurz and Commissioner Kowalski indicated they were ready to consider a motion; everything had been covered at the previous meeting.

MOTION TO APPROVE:

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

1. Zone Change Map, Map 052, Block 20, Lot 061: Prepared by J.R. Russo & Associates for United Ag & Turf Northeast. sheet 1 of 1. Dated December 9, 2020.

1. The proposed zone change is not in conflict with the Plan of Conservation and Development.

1. This approval does not constitute approval of a site development plan or permit for any construction on the property. No future use or occupancy is expressed or implied by the granting of this application.
2. A copy of this approval shall be incorporated into the plan and a PDF copy shall be provided to the Planning and Development Office for review and comment.
3. Following a review by the Planning and Development Office, a single mylar plan shall be prepared for endorsement by the Chairman and Secretary of the Planning and Zoning Commission. Following endorsement of the plans, the mylar shall be filed in the Town Clerk's Office.

VOTE by rollcall: In Favor: Kowalski/Thurz/Gobin/Gowdy/Ouellette
(No one opposed/No Abstentions)

OLD BUSINESS/B. PZ-2020-19, 198 South Main Street (Map 022, Block 05, Lot 079) Site Plan Application for the demolition of an existing house and construction of a 9,600 SF building and parking lot for an automobile workshop. Zone B-2. *(continued to February 23):*

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Chairman Ouellette read the application description, noting the applicant had requested continuing this Public Hearing until the Commission's February 23, 2021 meeting. Chairman Ouellette called for a motion to continue this application.

MOTION: To CONTINUE Application # PZ-2020-19, 198 South Main Street (Map 022, Block 05, Lot 079) Site Plan Application for the demolition of an existing house and construction of a 9,600 SF building and parking lot for an automobile workshop. Zone B-2 until the Commission's February 23, 2021 Meeting at 6:30 p.m. via ZOOM.

Gobin moved/Thurz seconded/DISCUSSION: None.

VOTE by rollcall: In Favor: Kowalski/Thurz/Gobin/Gowdy/Ouellette
(No one opposed/No Abstentions)

NEW BUSINESS/A. PZ-2021-02, 53 Prospect Hill Road (Map 092, Block 14, Lot 012) General Development Plan modification. Zone HIFZ. Applicant: Tracy Becker for Sign Pro. Owner: Crossroads Community Cathedral.

Chairman Ouellette read the description of this Agenda item.

Tracy Becker, of Sign Pro, joined the meeting virtually. Ms. Becker noted two representatives from Crossroads Community Cathedral, Kindra and CrossroadsZOOM, are present as well.

Ms. Becker reported they are appearing before the Commission to seek a revision of the General Development Plan approved in 2015; the revisions are for signage on the church, and for additional signage to be installed down the road. Ms. Becker reported the free-standing sign at Prospect Hill Road was completed in December, 2019; other signage was for a hotel/spa complex nearby which has not yet been built.

Ms. Becker shared renderings of proposed signage with the Commission. The proposal includes:

- Illuminated channel lettering on the side of the building facing I-91
- Signage entitled "Crossroads Kids" on the side of the church at a separate entrance to the right, lettering is similar but smaller.
- Future plans for an awning over the "Crossroads Kids" sign
- Future plans for an 8-foot high by 4 foot wide illuminated cross to the right and left of the entrance at the entrance.

Chairman Ouellette requested questions or comments from the Commission and Interim Town Planner D'Amato.

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Commissioner Thurz was fine with the signage as presented; he had no questions.

Commissioner Kowalski questioned if the sign facing the highway would be in approximately the same location as the previous sign? Ms. Becker indicated it was in nearly the same location. Commissioner Kowalski questioned the proposed lumens? Ms. Becker indicated she was looking for direction from the Commission regarding the lumens. Commissioner Thurz noted the lumens should not be any more than .3 foot candles. Ms. Becker agreed to the required lumens as a condition of approval.

Commissioner Gowdy reported he's fine with the information presented.

Commissioner Gobin indicated the signage was a nice job. She cited her concern would be the brightness, that it complied with the regulations, and that it didn't disrupt the nighttime view because of the brightness.

Chairman Ouellette questioned the illumination of the crosses. He noted flood lights are not allowed; the lighting needs to be down-lit. Ms. Becker indicated the crosses would be halogen illuminated from inside the sign; the illumination would come from behind the crosses. "CrossroadsZOOM" indicated the crosses would be aesthetic.

Interim Town Planner D'Amato drafted an additional condition regarding the allowable lumens.

Chairman Ouellette queried the Commissioners, and Ms. Becker, for additional comments or questions. No one requested to speak.

Commissioner Gobin indicated she would make the motion but didn't have a hard-copy of the Staff memo in her meeting packet. Interim Town Planner D'Amato shared his screen reflecting the Staff memo.

MOTION TO APPROVE:

Application #PZ 2021-02, 53 Prospect Hill Rd. General Development Plan modification. Zone: HIFZ. Applicant, Tracy Becker. Owner, Crossroads Community Church.

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

Referenced Plans

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1. "General Development Plan" Crossroads Community Cathedral, 53,55 & 59 Prospect Hill Road, East Windsor CT. Prepared for Peoples United Bank, 9-18-15. With Addendums by Sign Pro January 21, 2021. Sheet 5 of 12.
2. Sign Application Package prepared by Sign Pro for Crossroads Community Church. Pages 1 through 15 inclusive. Revised December 1, 2020.

Findings:

1. The proposed signage plan is in compliance with Section 504.6
2. The proposed signage is appropriate given the sites proximity to Interstate 91.

General Conditions:

1. The approval of this modification is limited solely to the installation of signage as indicated within the application materials. No additional modifications are expressed or implied.
2. All conditions included within the previous approvals shall remain in effect.
3. This project shall be constructed and maintained in accordance with the approved plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval. Any other modification shall require Commission approval.
4. All proposed illumination shall be limited to .3 foot candles.

Gobin moved/Kowalski seconded/DISCUSSION: None.

**VOTE by rollcall: In Favor: Kowalski/Thurz/Gobin/Gowdy/Ouellette
(No one opposed/No Abstentions)**

NEW BUSINESS/B. Informal discussion regarding a drive-thru at the rear of 39 Prospect Hill Road:

Tim Coon, of J. R. Russo & Associates, LLC, rejoined the Commission virtually. Also present virtually was Eric Spungin.

Mr. Coon introduced Mr. Spungin as the owner of the property which currently includes the Taco Bell and KFC businesses, and Key Bank. Mr. Coon noted that Mr. Spungin was

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instrumental in developing the area, which was the HIFZ (Highway Interchange Floating Zone) overlay zone at the time. Wendy's was subdivided off; Mr. Spungin retained the 3.88 acre site containing the Taco Bell/KFC/Key Bank location. Mr. Coon reported that there is a 1.75 acre parcel in the rear of the 3.88 acre site; Mr. Spungin has a buyer who wants to include a drive-through.

Mr. Coon reported that in 2018 the Commission approved a Text Amendment to the former HIFZ, one of the amendments was to prohibit drive-throughs. Mr. Coon indicated a review of the meeting minutes indicated the reason was because of traffic concerns. On January 23, 2018 the Text Amendment eliminated the HIFZ as a floating zone and made it its own zone, extending from Exit 44 to Exit 45 off of I-91. Mr. Coon read an excerpt from meeting minutes, which cited the reason for the prohibition of the drive-throughs was concern for traffic; the minutes also reflected the prohibition would impact this site. Mr. Coon suggested that it appeared like the Commission was looking for some way to allow drive-throughs when it felt there wouldn't be a large impact to traffic.

Mr. Coon suggested if the underlying B-2 Zone was still allowed they could come through with an application to allow the drive-through. With the elimination of the overlay zone Mr. Coon questioned that they could use that approach.

Mr. Coon suggested a more probable solution would be to waive the restriction, but noted Section 504.14 of the regulations indicates the Commission can no longer grant waivers.

Mr. Coon suggested if the Commission looks favorably on Mr. Spungin's request they could consider the following options:

1. Come in with an application for a drive-through request which the Commission could consider as a grandfathered non-conforming use. As support for this approach Mr. Coon noted there are 2 existing drive-through established uses, which would allow the third drive-through in the rear of Mr. Spungin's property.
2. It appeared the prohibition was due to traffic concerns; Mr. Coon suggested perhaps a Text Amendment could be considered to allow drive-throughs at a signalized traffic light.
3. Consider proposing a Text Amendment similar to that which allows gas stations in a specific area of Route 5. Mr. Coon cited that many gas stations have convenience stores with drive-throughs; he didn't see a major impact to allow the drive-throughs in areas where gas stations are allowed.

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Mr. Spungin indicated he also developed the Super Walmart; he was unaware this Text Amendment had occurred. He would be comfortable developing the property under discussion with a drive-through.

Chairman Ouellette questioned if this is the first Interim Town Planner D'Amato has heard of this request? Interim Town Planner D'Amato indicated Mr. Coon had met with Staff a month ago for a preliminary discussion. The Minutes weren't available at that time. Interim Town Planner D'Amato suggested at the time of their discussion they thought it was an overlay zone but when Laurie Whitten was Town Planner the change from the floating zone to a landed zone occurred. Interim Town Planner D'Amato suggested an overlay zone is always more restrictive; he felt Staff should research how this change occurred.

Chairman Ouellette felt that when the change was made to extend the HIFZ from exit to exit it was made in association with the planned casino and other potential uses. Some Commissioners didn't want gas stations popping up everywhere. Chairman Ouellette noted the Commission continues to have those discussions with regard to development under the Warehouse Planning Study; the Commission didn't want gas stations and drive-throughs in certain locations. Chairman Ouellette felt the change was made intentionally; the Commission was unaware Mr. Spungin still had this parcel to develop.

Commissioner Thurz concurred with Chairman Ouellette's recall of the HIFZ change; Commissioner Gowdy agreed, noting the Commission didn't want gas stations and drive-throughs in certain locations. Commissioner Kowalski felt it came back to traffic concerns, the number of curb cuts and vehicles flowing in and out of properties, and how the casino would access their property. Chairman Ouellette recalled the land use attorney for the casino had a legal opinion regarding the overlay or floating zone; there was significant discussion. The Commission voted to "land" the HIFZ.

Mr. Coon suggested he and Mr. Spungin understand the Commission's concerns when the casino was going in, and could understand they didn't want gas stations everywhere. Mr. Coon suggested the Commission might consider keeping the north end of the HIFZ with no gas stations, but allow them on the south end with the signalized intersection because of the traffic concerns.

Chairman Ouellette also noted the property owner has a right to develop his property. He noted Mr. Coon's proposed options; he questioned how the Commissioners felt about the various proposals?

Commissioner Gobin indicated she wasn't a Commission member when those discussions occurred but she felt the easiest path is tying the proposal to the signalized

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intersection and keeping the curb cuts down. Commissioner Gobin indicated she favored the narrowest option 2.

Commissioner Kowalski asked if this request could be accomplished through a Special Use Permit application as a permitted use? He felt as time goes by there will probably be less change in the area, we don't know the casino will happen, and maybe other uses could come through. Chairman Ouellette suggested the Commission would still have to do the Text Amendment, and then consider the Special Use Permit. Interim Town Planner D'Amato suggested considering the drive-through as an accessory use to a restaurant.

Chairman Ouellette indicated he wasn't opposed to this proposal; this is the type of business the Commission wants in the area. He cited working with Mr. Spungin in the past. Chairman Ouellette felt administratively the Commission should pursue this proposal more.

Commissioner Thurz felt at the time the Commission wasn't considering gas stations with drive-throughs; everyone has them now. He felt the model has changed. Commissioner Thurz indicated he would be in favor of putting the drive-through at this location.

Commissioner Gobin indicated she was fine with the proposal at this location because of the signalized intersection. She cited concern for having a lot of curb cuts and driveways along Route 5 but felt if access could be at the traffic light it works for her. She cited Route 5 is a State road; DOT needs to keep the traffic moving.

Commissioner Gowdy agreed with Commissioner Thurz. He felt the Commission needs to work with Mr. Spungin.

Chairman Ouellette indicated the Commission's willingness to work with Mr. Coon and Mr. Spungin. Mr. Coon thanked the Commission for their comments; he suggested they need to have more discussions with Interim Town Planner D'Amato. Mr. Coon suggested he liked Interim Town Planner D'Amato's idea of tying the drive-through as an accessory use to a restaurant.

Mr. Spungin liked seeing the people on the Commission that he recognizes from his previous projects; he appreciates the past working relationship. Mr. Spungin felt the traffic light was in his favor; with COVID the drive-throughs are really a necessity. He thanked the Commission for their consideration; he'll continue to work with Mr. Coon and Interim Town Planner D'Amato.

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Commissioner Gobin suggested when the Commission is considering uses we should consider the entire HIFZ. She noted the parcel where the old Walmart was located; she would like to see what other uses could work there.

OTHER BUSINESS: None

CORRESPONDENCE: None

BUSINESS MEETING/A. ZEO Report:

Interim Town Planner D'Amato noted Zoning Enforcement Officer Calabrese has submitted a status report (See Attachment A).

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:39 p.m.

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

Respectfully submitted,



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

ATTACHMENT:

A – Zoning Enforcement Officer Report

PZC 2/9/2021 Attachment A

Zoning and Wetland Inquiries/Complaints Status Update - February 4, 2021

Address	Issue	Comments	Status - Update	Open	Closed
106 Reservoir Road	Construction Activity	Ground disturbance septic/utilities/fill with concrete and asphalt fragments.	NCHD confirmed a perc test being completed to determine suitability for septic. Property owner conducting pre planning assessment will be submitting a special permit application if site is suitable. Looked to be less than 100yds of material. Complainant referred to NCHD for concerns regarding potential impact of fill on private well.	x	
131 North Road	Discarded motor vehicles and unsightly materials.	violation not addressed. Hardship letter received from property owner July 22	11/24 small pickup on lift visible from the street. RFC 10/20 Inspection: site activities indicate auto repair ongoing. 2 Lifts in use. NOV being drafted. Joe S. 9/14 - reported that another full dumpster was removed from the property. 8/31 Progress is being made. Some items removed; Dumpster on site indicating that clean up is ongoing. Many vehicles are gone.	x	
38/40 Pleasant Street	Discarded motor vehicles and unsightly materials.		11/30 Call came in more debris, deteriorating. Monitor and report: 8/31 Front yards of properties have been cleared, no animals in sight; appears a fence is going to be installed. Post holes were present along front of both properties.	x	
34 Harrington Rd	Auto repair activities - not permitted	Most of the vehicles have been removed.	Photos to be sent in by Commission member. 09/22 PZC members indicated repair activities may be ongoing. 8/31: Looked good, no evidence of auto repair activities.	x	
20 North Road - Watermill Landing	Erosion	Need to review site plan for retaining wall and sidewalk plans.	8/31: good overgrowth to protect against erosion. Met site foreman Dan Dume.	x	
119 & 123 Bridge St	multiple discarded motor vehicles and motor vehicle parts	no response		x	
125 & 127 Bridge St	Discarded motor vehicles and unsightly materials.	7/23 email call from Gladys Lata relaying that she is working to remedy the issue.	10-08 Complaint: Received Re: site conditions. August 10 deadline - Mike Corona Health Department/ Melissa LaBelle has emails	x	
118 Phelps Road	Abandoned Property buildings in disrepair, farm equipment and vehicles.	Neighbors screening view 8/31	12/16/21 blight, no change. Letter dated 9/03/20 received by First Selectman from Mr. Winn. First Selectman introduced me as ZEO to both Mr. Morris and Mr. Winn via letter dated 09/15/20.	x	
14 Yosky Rd	Vehicle parts		verify property line	x	
59 Broad Brook Road	Complaint received in writing. vibrations due to concrete processing.	Continued Complaint. Joe spoke with Mr. Tamiso in July regarding issue. Requested he contact Joe when noise is happening so that he could witness it. No further contact until September 14 Letter.	Will need to research permitting. I plan to review aerials on Google Earth as well. I gave Mr. Tamiso my direct number to call during the work day should the vibrations/crushing operation be noticed. If available, I will meet him at his property to witness.	x	
52A South Main Street	Storage of vehicles beyond that allowed by the Special Permit issued for the used car dealership.		Return Receipt delivery 11/04/2020. Notice of Violation Sent out on 10/29/2020	x	
63 Bridge Street	Dumpster overflowing. Trash blowing around.	Need to find tie to zoning.	Site visit warranted	x	
68 Newberry Road	Concern that mulch and or soil piles are encroaching on the setbacks established by the SUP granted to the property.	Received as built on 10/15 during site made by RFC and Mike D'Amato	Receipt returned dated 10/29/2020. Compliance plan requested to be submitted within 30 days of receipt of the NOV. Review as-built for completeness and compliance with permit requirements.	x	
50 Newberry Road	Complaint of violation of site plan approval with regard to parking of		Will review the site plan and wetland approvals to determine compliance status. Note. Approved site plan indicates parking of trailers within rear	x	

236 South Main Street	Wetland Filling		1/28/21 Compliant. filed in Superior Court. Site visit scheduled with Mr. Balch for 01/07/2020. Letter from Town Attorney sent to Mr. Balch 12/30/2020. Showcause hearing held on 12/16/2020. Cease and Restore held open. Enforcement letter issued 11/5/2020. Show Cause Hearing Scheduled for 11/25 and declined by property owner. Second Order to be sent with new hearing date.	x
8 Craftsman Road	Erosion of drainage ditch along WPCA pump station. Exposed electrical conduit.	Remedial action requested along with the associated IWVA.	Final remediation plan submitted to IWVA Agent. 12/16/2020 met on site with Art Enderle Superintendent of WPCA and Property owner's consultant. Steve Giudice of Harry E. Cole Engineering, Surveying, Planning. Parties agreed that the owner would develop the remediation plan and the WPCA would implement the plan. Site visit. Notice of violation sent to 8 Craftsman Road, LLC and DeMattia Companies, Inc. 10/29/2020. No response need to revisit.	x
297 North Road	Kement: R.Talamini reports a road cut along the Scantic River.		1/6/21 Mr. Kement addressed the Commission. Commission directed remedial actions. Certified letter outlined corrective measures. Matter added to Jan 6, 2021 meeting of IWVA. Response letter received 12/1/2020. Meeting to discuss with IWVA in Dec. or Jan. NOV Sent to property owner on 11/12/2020. Site inspection from Scantic River Trail 11/05/2020.	x
368 Scantic	2 primary uses; Mobile Home Park and Ferrel Cat Kennel		2/04/21 Response draft order under review. 1/06/21 Mr. Russel Bergeron met with Staff to discuss matter. He asked for a meeting with FOS and Tax as well. New NOV issued via certified mail dated 12/28/2020. First notice sent 09/10/2019. Special Use permit required and variance to have two primary Made a site visit 12/09/2020. There were 3 cars located on the front lawn in violation of the approved site plan. Letter will be sent.	x
82A South Main Street	over crowding of car dealership causing a safety hazard	part of the sweep program		x
38 Prospect Hill Road	debris and garbage on front lawn greater than 30 days	No violation noted unless material remains for more than thirty days. (Ordinance 89-3.1)	01/04/21 Drove by residence. Dumpster bag located at edge of yard. Contained a TV and recliner and other items. Will reinspect in 7-10 days. Complaint received from First Selectman's Office 1/04/2020.	x
Kings Court	ATV's and Dumping of brush and household items on Eversource ROW	Provided caller with Eversource Main telephone number and suggested she speak with their real estate department. Advised she could call the Police Department if she felt the ATV traffic was a disturbance. An inspection will be made with regard to dumping. Recent tree clearing activities by the utility have revealed historic activities.	1/13/2021 No dumping was noted from the road. Not ATVs in insight. White Ford pickup as described by complainant was parked on ROW.	x
124 Wells Road	Discarded unsightly materials; storage trailer, two campers.	Site visit made on same day. Misc debris over property. 2 camper type vehicles located behind house. Storage trailer off rear corner of barn.	Complaint called in 01/19/2021. Site visit made on same day. Will recheck in 30 days.	x
47 Church St	truck and few minor items	5/9 site visit revealed several additional items needed to be cleaned up.	Inspected on 1/13/2021; No items noted.	x
73 Middle Rd	Illegal burning of material			x
45 Peril Lane	light nuisance			
52 Graham Road	Building inspector report of an illegal apartment based on application for	Assessors card refers to the structure a dwelling with a kitchen and bathroom and no bedrooms. It also states that the building was constructed in 1965. Building permit issued in 2014 for the	Zoning regulations do not specifically address exterior lighting with regard to single family dwellings.	x
101 Scantic Road	Water discharge from neighboring property leaking into basement.	Cited 2019 complaints, placement of sump pump distance to septic (at neighbors) alleges violation of state statute: 19-43(b)51d; sewage leaking in neighbors back yard; made complaint to DEEP on 12-08-2020 cc'd Jason Bowzsa.	Notice of Potential Noncompliance sent to property owner 12/06/2020.	x
			NCHD responded. Not a zoning matter.	x

Wapping Rd	noise complaint, vehicle using Morris Rd.			Renewal application coming J. Souerthoffer spoke with the forman in April/May timeframe.		x
Apothecaries Hall 85/87 Reservoir Ave.	silt fence needs to be fixed and anti-tracking pad needed.			Renewal application due in 10-28. Zoning Sign-Off		x
12 Aspen Scantic Glen at Norton Road and Folkstone	Water draining from rear lot Escarpment area - Landscaping debris dumping		Flag for signoff?	Contact property owner. Recommendation is to grade to basin. Meeting held 09/24 at 8:30 with Eric Shaefer and arborist to review tree removal plan. Review site plan, Contact property owner for permission to inspect.		x
17 Cricket Road	Nuisance disturbance related to tree cutting by neighbor in the woods owned		email forwarded by Public works on 9/28. Second email and msg 10/11	Made quick field observation. Determined not to be a Zoning matter. Notified complainant. Suggested she contact the adjacent property owner.		x
West River Farms	Erosion		Inspected all good			x
9 Cobblestone Dr.	Nuisance odor from rotting grass clippings		Complaint from neighbor, Maria Frankowicz 102 Windsorville Rd.	Referred to North Central District Health Department. Michael Caronna - Director of Environmental Services.		x
Miller and Griffin Road	Retaining wall construction at potato barn		Review of zoning regulations indicate no set back required for retaining walls. Not defined as a Structure and Sec. 403 a.3 "retaining walls shall not have to comply with setbacks."	Modifications made as requested by Town Engineer.		x
12 Griffin land clearing			okay - clearing for farming			x
96-98 South Water Street	9-14-2020 complaint of rooster on property and some type of mechanic shop.		Owners upon visit from animal control and receiving NOV. Donated the rooster to a farm in East Grandby.	NOV sent, 1st Selectman notified police. Owners upon visit from animal control and receiving NOV. Donated the rooster to a farm in East Grandby.		x
General	Political Signs posted greater than 30 days prior to election.		The Zoning regulations are not consistent with case law which protects freedom of speech and rulings that sign regulations cannot be content based.	Modify existing sign regulation to be consistent with case law.		x
149 North Road	Wetland Filling			Closure letter sent 11/10/2020. Cease and Restore issued 10/07/2020. NOV issued 09/10/2020.		x