

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

**REGULAR Meeting #1761 – June 25, 2019**

***MEETING MINUTES***

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

Regular Meeting #1761 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, and Jim Thurz.

**Alternate Members:** Anne Gobin, Frank Gowdy, and Marti Zhigailo.

**ABSENT:**    **Regular Members:**    Tim Moore

**Alternate Members:** All Alternate Members were present.

Also present was Town Planner Ruben Flores-Marzan.

**GUESTS:**        Miranda Hamidovic, New England Auto & Truck.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as four Regular Members and three Alternate 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. Following in accordance with the service rotation schedule Chairman Ouellette noted Alternate Member Gobin 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:**

Ms. Hamidovic was present to discuss her application; no other audience members were present.

**APPROVAL OF MINUTES/June 11, 2019:**

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**MOTION:** To APPROVE the Minutes of Special Meeting #1760 dated June 11, 2019 as written by Peg Hoffman.

Gobin moved/Sullivan seconded/DISCUSSION: None.

**VOTE:** In Favor: Unanimous (Ouellette/Gobin/Kowalski/Sullivan/Thurz)

**RECEIPT OF APPLICATIONS:**

No new applications were presented for receipt.

**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:** None.

**OLD BUSINESS/A. Application from M. Hamidovic/New England Auto & Truck for Site Plan Review for auto sales and repair at 8 South Main Street. Map 081, Block 11, Lot 005.** (65 days = 7/18/2019):

Town Planner Flores-Marzan reported the Applicant is present this evening. She submitted her final Site Plan to the Planning Office yesterday. The plan has been sent to other departments for review; comments have not yet been received. Town Planner Flores-Marzan suggested continuing the review of the application to the Commission's next meeting.

Chairman Ouellette concurred, noting that statutorily the Commission has time to complete its review.

Commissioner Kowalski asked if comments regarding the Site Plan will be taken this evening. Chairman Ouellette suggested it's unc customary for the Commission to review the Site Plan before receipt of comments from the other departments. He suggested Commissioners e-mail their comments/concerns to Town Planner Flores-Marzan.

**MOTION:** To CONTINUE the Application of M. Hamidovic/New England Auto & Truck for Site Plan Review for auto sales and repair at 8 South Main Street. Map 081, Block 11, Lot 005 until the Commission's regularly scheduled meeting on July 9, 2019 at 6:30

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**p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook,  
CT.**

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

**VOTE: In Favor: Unanimous (Ouellette/Gobin/Kowalski/Sullivan/Thurz)**

**OLD BUSINESS/B. Unfinished work at Meadow Farms:**

Town Planner Flores-Marzan reported Town Engineer Norton is acquiring bids for the work to be performed; he expects the bid information to be available next week. Town Planner Flores-Marzan reported Mr. Ziegler has not responded to communications from the Planning Department.

**OTHER BUSINESS: None.**

**CORRESPONDENCE/A. CT Siting Council acknowledgement of notice to AT&T  
for antennae replacement at 104 Prospect Hill Road – (no PZC action required):**

Town Planner Flores-Marzan reported the subject correspondence is for the Commission's information. No action is required on the part of the Commission.

**BUSINESS MEETING/(A) General Zoning Issues:**

Chairman Ouellette queried the Commission members for comments or questions.

**Commissioner Thurz:**

- **Status of zoning violations:** Commissioner Thurz questioned how the office stands regarding zoning violations? Town Planner Flores-Marzan reported he has a list of 7 violations; he will begin inspections on Thursday. Town Planner Flores-Marzan reported most of the complaints are issues with vehicles, or overgrown bushes. He reported these are issues for which the office has received written complaints.
- **Hemp sales/North Road:** Commissioner Thurz indicated he noticed the sign regarding sale of CBD products has been taken down on North Road. Town Planner Flores-Marzan indicated he and Building Inspector Stanley are working with the business owner regarding her business.

**Commissioner Gowdy:**

- **How complaints are prioritized?** Town Planner Flores-Marzan suggested the issues of public safety are the most important. Regarding other complaints he addresses those for which he has received written complaints first. He noted some people don't respond to e-mail from the office, requiring additional follow-up.

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**Chairman Ouellette:**

- **Status of Assistant Planner replacement:** Town Planner Flores-Marzan indicated he's working with the First Selectman on filling the position. He noted the First Selectman's Office has been busy dealing with the repair of the air conditioning system. Chairman Ouellette understood but noted the office is short-staffed without the Assistant Planner replacement.
- **Status of scheduling the public workshop for the Warehouse Point Study:** Town Planner Flores-Marzan reported the Study is on schedule.
- **Commission workshops, review of zoning regulations, implementation of the POCD goals:** Town Planner Flores-Marzan suggested the Commission members send him an e-mail regarding issues for discussion. One thing he's been reviewing is the **B-3 Zone designation for the North Road Corridor**. He noticed there hasn't been a lot of development under that zoning designation. Town Planner Flores-Marzan indicated he realized there are constraints regarding the condition of the land. He noted he recently gave a presentation to another Board who suggested both the North Road and land in the south end of town along the railroad may be zoned for development but the areas lack utilities. He suggested perhaps the Commission could put together a presentation to discuss with other Boards the possibility of bringing in the utilities.
- **Anything new on the development of the Calamar site?** Town Planner Flores-Marzan noted when he first arrived he understood the project had stalled, but they're making some progress at present. Commissioner Thurz reported they've installed electrical service, which is a sign things are moving forward.

**Commissioner Sullivan:**

- **How many of the parcels are small lots, and how many are owned by the same owner?** Commissioner Thurz felt everyone was looking for the one big developer to come in and put in the utilities. Discussion continued regarding past history of development along the North Road Corridor, and the lack of cooperation regarding installation of gas and water.

**Commissioner Gowdy:**

- **Questioned the timeline for filling the Assistant Planner position:** Town Planner Flores-Marzan suggested filling the position falls under the First Selectmen's Office.

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

Nothing presented for signature this evening.

**ADJOURNMENT:**

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

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

Respectfully submitted,

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