

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

REGULAR Meeting #1839

November 22, 2022

6:30 p.m.

John Daly Jr. Meeting Room (Town Hall)

11 Rye Street, Broad Brook, CT. 06016

(In-person)

AND

via ZOOM Teleconference

Meeting ID: 714 897 1799

MEETING MINUTES

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

I. TIME AND PHYSICAL PLACE OF MEETING:

Chairman Kowalski called November 22, 2022 Regular Meeting #1839 of the East Windsor Planning and Zoning Commission to Order at 6:30 p.m. The Meeting is being held in-person in the John Daly, Jr. Meeting Room, Town Hall, 11 Rye Street, Broad Brook, CT., and via telconference as well.

PRESENT: **Regular Members:** Anne Gobin, Michael Kowalski (Chairman), David Leason (Secretary), and Jim Thurz (Vice Chairman).

Alternate Members: None.

ABSENT: Alternate Member Gowdy was unable to join the Commission this evening.

GUESTS/SPEAKERS present in person: Director of Planning and Development/Town Planner Calabrese hosted the meeting. Also present in person were Planning Consultant Michael D'Amato, Dana Groszyk; Andre Groszyk, Arthur P. Christian, II, P. E., representing Groszyk Farms; Debbie Hutchinson, Vice Consul for the Government of Jamaica; Steve Jarmoc of Jarmoc Farms; Frank Giordano, Jay Ussery of J. R. Russo & Associates, LLC representing Mr. Giordano; Attorney David Glissman; Eric Spungen; Deputy First Selectman DeSousa; Selectman Baker.

GUESTS/SPEAKERS present remotely identified as they sign in: **Chris;** Joanie Mirabelli, Peg (Margaret) Hoffman, Recording Secretary.

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II. ESTABLISH QUORUM:

A quorum was established as four Regular Members were present at the Call to Order. Chairman Kowalski noted all members will participate in discussion and votes this evening.

III. ADDED AGENDA ITEMS:

Staff requested the addition of the following items to tonight's Agenda:
Under **RECEIPT OF APPLICATIONS: PZ-2022-26** and **PZ-2022-27**
Under **CORRESPONDENCE: DOT Correspondence:**
under **OTHER BUSINESS: Informal Discussion.**

MOTION: To ACCEPT the ADDED AGENDA ITEMS.

Gobin moved/Thurz seconded/DISCUSSION: None

**VOTE: In Favor: Gobin/Kowalski/Leason/Thurz
(No one opposed/No abstentions)**

Chairman Kowalski initiated discussion with Planning Director Calabrese regarding the current application process.

Planning Director Calabrese advised the Commission of the new application submitted this evening for a Special Use Permit for Event Hosting at the East Windsor Historical Society, which is accompanied by a Site Plan Application under Section 900.2a of the Regulations. Planning Director Calabrese noted the administrative timeframes for receipt and approval of the Special Use Permit and Site Plan don't align; the Site Plan would time out before the Special Use Permit. Planning Director Calabrese suggested review of the Regulations lead Staff to believe there may be a "typo" in the Regulations, as the Commission is unable to approve a Site Plan Application for something that requires a Special Use Permit prior to the Special Use Permit approval. Regarding the **Historical Society**, Planning Director Calabrese suggested the Commission needs to waive the Site Plan Application

Planning Director Calabrese cited Application **#PZ-2022-24 for 100 Wapping Road** is in the same situation. During the Public Hearing the Commission will need to waive the Site Plan Application.

Commissioner Gobin suggested since we know that isn't correct are we creating a new process now, and will that be transparent enough for the public? Chairman

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Kowalski suggested the Commission will now be combining a Site Plan Application with a Special Use Permit Application and reviewing them together. Chairman Kowalski questioned if the long-term fix is a revision of the Zoning Regulations; Planning Director Calabrese concurred.

IV. LEGAL NOTICE:

Chairman Kowalski noted the Legal Notices for the applications being heard this evening were read into the record during the Commission's previous meeting.

V. PUBLIC PARTICIPATION (For Items Not Listed on the Agenda:

Chairman Kowalski queried the in-person audience for comments regarding items/issues not posted on the Agenda. No one requested to speak. Chairman Kowalski then offered the opportunity for public comment to the remote participants; no one requested to be acknowledged.

VI. APPROVAL OF MINUTES:

A. November 8, 2022 – Regular Meeting of PZC:

Chairman Kowalski noted the availability of the Commission's Meeting Minutes for Regular Meeting #1838, he called for comments or corrections. Commissioner Gobin noted confusing identification under **GUESTS/SPEAKERS present remotely** on page 1 and 2, she noted the participants include "Planning Consultant Keith Yagaloff"; Commissioner Gobin suggested Michael D'Amato's name should follow "Planning Consultant". Chairman Kowalski called for a motion amending the Minutes.

MOTION: To APPROVE the Minutes of Regular Meeting #1838 held November 8, 2022, as presented, but with the following edit on Page 1, after "Planning Consultant" Michael D'Amato's name should be included."

Planning Director Calabrese noted that the phrase "Planning Consultant" could be stricken, as Planning Consultant D'Amato was moved from being remote to in-person, so he is listed as being present.

Commissioner Gobin REVISED her motion

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AMENDED MOTION:

To APPROVE the Minutes of Regular Meeting #1838 held November 8, 2022, as presented, but with the following edit on to the last two words on the end of page 1, strike “Planning Consultant”.

Gobin moved/Leason seconded/**DISCUSSION:** Nothing further
VOTE: In Favor: Gobin/Kowalski/Leason/Thurz
(No one opposed/No abstentions)

VII. RECEIPT OF APPLICATIONS:

Chairman Kowalski acknowledged receipt of the following applications added to the agenda this evening:

PZ-2022-26 – for a Special Use Permit at **115 Scantic Road, East Windsor Historical Society**, for Event Hosting (per Section 305.7.b(5) of the East Windsor Zoning Regulations,

and **PZ-2022-27** for a Site Plan Application for **115 Scantic Road** for an Event Hosting facility.

Planning Director Calabrese suggested the Commission waive the requirement for the Site Plan Application, Chairman Kowalski called for a motion to waive the Site Plan Application as suggested.

MOTION: For Applications **PZ-2022-26** and **PZ-2022-27** that we **WAIVE** the Site Plan Application and handle that review concurrently so the Site Plan will still be reviewed in accordance with the Regulations, but the Application itself would be waived.

Gobin moved/Leason seconded/**DISCUSSION:** None
VOTE: In Favor: Gobin/Kowalski/Leason/Thurz
(No one opposed/No abstentions)

VIII. PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE

Chairman Kowalski noted there are no items to discuss under this Agenda item this evening.

IX. CONTINUED PUBLIC HEARINGS:

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**A. PZ-2022-24: 100 Wapping Rd – Special Use Permit and Site Plan Review for the construction and future use of farm worker housing.
Applicant: Dana Groszyk:**

Chairman Kowalski read the description of this application. He requested the applicant's representative to join the Commission in person to discuss the application.

Mr. Arthur P. Christian, II, P. E., introduced himself, noting he is representing Dana and Andre Groszyk regarding their application to acquire septic approval and then construct a building for Jamaican farm worker housing at 100 Wapping Road. Mr. Christian reported the property has existing tobacco sheds on it, although it isn't currently used for tobacco fields. Across the road is a parcel with solar panels on one side and a gravel operation on the other side. The Groszyk property is close to another farm workers camp which already exists.

Mr. Christian reported the Groszyk's anticipate bringing in approximately 45 workers who will come up for 5 to 6 months, they'll be housed at the Wapping Road location. Mr. Christian suggested the workers don't create a lot of (traffic) trips as they do their shopping on the weekends. Mr. Christian advised the Commission he grew up on a farm himself and is familiar with the workers, he suggested they're quiet and respectful and just like being here.

Planning Consultant Calabrese referenced Mr. Christian's application summary which outlined much of the information for the Commission.

Commissioner Thurz questioned the septic capacity at the site. Mr. Christian indicated that the North Central District Health Department (NCDHD) considers usage for 40 to 45 individuals but they're planning to go with 40. Mr. Christian suggested the water usage is based on 100 gallons per day per person; they're going to monitor the usage and may go up to 45. Commissioner Thurz suggested it appears the tank size will allow you to bump up the number. Mr. Christian felt they will come in lower, but they'll be watching it for a year to see how it will go. Mr. Christian suggested they'll also be a meter monitoring the water usage before we build the septic field.

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Commissioner Leason suggested it appears they're putting the cart before the horse by setting a number of workers and monitoring the usage for the next year, he suggested putting the application in for 45 people. Mr. Christian suggested they could return to the NCDHD, but they'd like to start construction on the building.

Commissioner Thurz questioned if the property would include a fire suppression unit? Planning Consultant Calabrese indicated the Fire Marshal has reviewed the plans, and the property will be on his list for annual review.

Commissioner Leason questioned if the workers would work only for the Groszyk's, or would they go to other farms? Dana Groszyk indicated that they would work only for the Groszyk Farm. Mr. Christian noted that last year wasn't a good year for tobacco, so the workers returned home early.

Commissioner Thurz noted that farm workers work across the street from his parent's home. He suggested they're the nicest people; you would never know they were there.

Commissioner Gobin cited receipt of a comment letter (email from Christine Dahl, resident); Mr. Christian indicated he hadn't seen it yet. Commissioner Gobin suggested the letter indicates that depending on the head count it affects the building code; if you list 40 people it triggers one thing and if you list 45 it triggers another set of standards, so the number is important. Mr. Christian noted that the building is based on other camps, so this building is designed for 50 workers maximum. He received approval for 40 workers from NCDHD, if he wanted approval for more workers he would have to return to the NCDHD. Dana Groszyk noted the timing of the approval is important as it relates to the farmer workers program. While there are other camps in town they may not be available or in good enough condition to house the workers, so this is the best place for them to construct the new housing. Mr. Christian suggested they'll continue with the 40 workers for occupancy for now. Chairman Kowalski noted that Condition #16 of the proposed approval motion indicates that anything more than 40 workers requires approval from the NCDHD.

Chairman Kowalski queried the Commissioners for additional comments. No one requested to be recognized.

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Chairman Kowalski noted this application is a Public Hearing. He asked if anyone in the in-person audience would like to speak.

Debbie Hutchinson, Vice Consul for the Government of Jamaica:

Ms. Hutchinson advised the Commission this program, and Connecticut, is important to them, the program will be 80 years old next year. It started in 1943, we started with World War II when the Jamaicans came and helped support the United States during that War. Post COVID, in 2022, Jamaica was one of the first countries to respond to agricultural support. Ms. Hutchinson reported she understands what the Groszyk's are going through, as there is a 90-day period before the first worker is approved. She suggested a lot depends on this meeting. Ms. Hutchinson indicated she's here to support the Groszyks, they are nearing the period when they will be able to have workers this year. Ms. Hutchinson hoped the Commission will support them as well.

Steve Jarmoc: Mr. Jarmoc reported he farms property in Enfield, East Windsor, and Somers. Referencing Commissioner Thurz's comments, Mr. Jarmoc advised the Commission the farm workers are great guys; they're like family to them. The camps are clean, the farm workers are happy to be here, they're respectful, sometimes more so than people you see on the street. He noted that East Windsor and Enfield are rich in farming history, by keeping the land farmland that's good dollars and sense to the Town. Mr. Jarmoc suggested keeping farming in town is important, it's better than housing and fire houses, because all of those uses are a cost to the Town. Mr. Jarmoc suggested it's good to have these guys who want to do this work, he noted there are help wanted signs all over the place because there aren't a lot of people who want to do this work because it's hard. Mr. Jarmoc suggested it's important to move this along because of the mid-January approval process.

Mr. Jarmoc thanked the Commission for listening.

Chairman Kowalski asked if anyone else in the in-person audience would like to comment; no one requested to be recognized. Chairman Kowalski then offered the same opportunity for public comment to the online participants; no one requested to be acknowledged.

Chairman Kowalski asked Mr. Christian if he had any closing comments.

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Mr. Christian cited that supporting farming is in the Town's Plan of Conservation and Development, and having a place for the farm workers supports farming in general.

Chairman Kowalski asked if the Commissioners had any additional comments? As no one requested to be acknowledged. Chairman Kowalski called for a motion to close the Public Hearing.

MOTION: To CLOSE THE PUBLIC HEARING on Application PZ-2022-24.

Gobin moved/Leason seconded/DISCUSSION: Nothing further
VOTE: In Favor: Gobin/Kowalski/Leason/Thurz
(No one opposed/No abstentions)

Chairman Kowalski referenced the Staff memo from Planning Director Calabrese. Planning Director Calabrese suggested the Commission consider waiving the Site Plan Application for this application. Chairman Kowalski called for a separate motion waiving the Site Plan Application for 100 Wapping Road.

MOTION: In accordance with our new procedure where there is both a Special Use Permit and a Site Plan Application the Commission shall WAIVE the Site Plan Application for PZ-2022-24 as that review has been incorporated into the Special Use Permit review.

Gobin moved/Leason seconded/DISCUSSION: None
VOTE: In Favor: Gobin/Kowalski/Leason/Thurz
(No one opposed/No abstentions)

Chairman Kowalski called for a motion of approval.

Commissioner Gobin suggested she is considering adding to Condition 16, after the phrase "after review and approval of the Health Department" adding the words "and the Planning and Zoning Commission will be required prior to housing more than 40 field workers within the residence." Discussion followed, Chairman Kowalski suggested that would now be handled internally and via the Health Department; he referenced current Condition #16 locks the number of workers to 40.

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MOTION TO APPROVE: #PZ 2022-24_Special Use Permit and Site plan for the construction of a 5,000 SF building for farm worker housing located at 100 Wapping Road, East Windsor, CT; MBL 27-64-33; applicant/owner: Dana Groszyk
Finding the proposed use is in compliance with the standards set forth by Section 701 of the East Windsor Zoning Regulations.

This approval is granted subject to the conformance with the plan set entitled:

1. Improvement Location Survey prepared for Dana C. Groszyk 100 Wapping Road East Windsor, Connecticut Map:27; block 65; Lot: 33; Zone: A-1; prepared by: Arthur P. Christian II, P.E. and Gary B. LeClair, LLC; Sheets 1-3 dated 4-27-22 last revised 11-04-22.
2. Architectural Plans entitled: Groszyk Farms Wapping Road Broad Brook, CT 06106 prepared by Dibattisto Associates, LLC Sheets A1.0, A4.0, and A4.1; dated January 27, 2022.

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.

Conditions which must be met prior to the signing of final plan set:

1. A copy of the final approved plans with any necessary revisions shall be submitted to the Planning & Development Office for review and comment.
2. A copy of this approval motion has been incorporated into a final plan.
3. All final plans submitted for signature shall require the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
4. The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns

Conditions which must be met prior to the issuance of any permits:

5. **Documentation of State approval for the onsite potable well.**
6. A single, PDF copy of the final plans, will all necessary revisions shall be provided to the Planning & Development Office.
7. A zoning permit has been obtained from the Planning and Development Office for the project.
8. An Erosion Control Bond has been provided, such estimate shall be reviewed and approved by the Town Engineer.

Conditions which must be met prior to the issuance of a Certificate of Compliance:

- A. Fee in lieu of sidewalks – 137 Scantic Road:**

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Chairman Kowalski requested Planning Director Calabrese bring the Commission up to date.

Planning Director Calabrese recalled that the property owner at 137 Scantic Road had been working with Jim Giorgio to develop a small subdivision at 137 Scantic. The property owner had wanted the Commission to waive the requirement for sidewalks but the Commission chose the option of a Fee-In-Lieu of Sidewalks.

Planning Director Calabrese indicated the property owner has now received an estimate of that Fee-In-Lieu of sidewalks from the Town Engineer, and would now like the Commission to consider a reduction in that cost, or the property owner will put in the sidewalks.

Planning Director Calabrese reported no action is necessary this evening.

B. Informal Discussion – Hartfield – Frank Giordano:

Chairman Kowalski welcomed Mr. Giordano to the meeting. Also present in-person to assist Mr. Giordano with his presentation was Jay Ussery, of J. R. Russo and Associates, LLC.

Mr. Ussery opened discussion by noting Mr. Giordano is the current owner of Hartfield Park and the Barken properties, which were approved in the 1980s for office space, Mr. Ussery noted that originally 2 additional buildings were approved but never built. Mr. Giordano has owned the property since 2008. Mr. Giordano is looking for assistance from the Commission regarding a change of use to something other than office space which has changed significantly since COVID. Mr. Ussery indicated they've met with Staff, and the First Selectman has visited the site. Mr. Giordano is looking at possible uses which may require a Text Amendment or Zone Change.

Mr. Ussery noted that other office space has been built nearby across from Cohoes but they never had a lot of occupancy. Mr. Ussery suggested the North Hartford office market has struggled for years.

Mr. Giordano joined the discussion, noting he acquired the property in 2008, he comes from a third-generation family-owned business in warehousing and distribution and were approached to sell their properties. Mr. Giordano advised the Commission they sold those properties and were

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looking for a new investment, and Hartfield fit the model. He was told that the real estate trust who had previously owned Hartfield had neglected the property, but the building was structurally sound. In 2010 a referral from Lori (Whitten, previous Director of Planning) resulted in an addition for a tenant, Mr. Giordano indicated he increased occupancy to 70 and then 80% and 99% about 4 years prior to the pandemic. Mr. Giordano reported he lost a major tenant to the building in Enfield that Mr. Ussery mentioned, and working from home became the new office model, he noted his occupancy rate fell to 50% and is now at 20%.

Mr. Giordano noted he spent significant time pursuing various medical companies to take over the building, including Hartford Healthcare, the mental health and addiction unit of the Institute of Living, Trinity Healthcare. Mr. Giordano noted he, in conjunction with the Barken family, had a crew clear the growth in front of the building to improve its visibility.

Mr. Giordano reported he's met with Planning Director Calabrese and First Selectman Bowsza regarding potential reuses of the building. Converting the building to apartments would be too expensive. He's had discussions with the Barken family, who have expressed an interest in becoming a partner in the self-storage use. Mr. Giordano indicated that the self-storage market is a successful business which is needed, and is consumer and business based. They are not storage and distribution centers, with the associated traffic. Mr. Giordano reported he's looking to modify the existing building for climate-controlled storage, which has become popular because people want to store items of value. The access from Bridge Street would be gated, fenced, alarmed, monitored, and well-lit. He suggested the market has changed dramatically, he anticipates it will take 18 months to a couple of years to reach 50% occupancy, and is hoping to increase that to 80% in the third year.

Mr. Giordano's attorney, David Glissman, joined the discussion. He, too, asked the Commission to consider a method to allow the self-storage use. Referencing Mr. Giordano's architectural renderings Attorney Glissman suggested the proposal is an attractive building and a viable use.

Commissioner Thurz felt it made sense, the empty building will just be taken over by the bank. He noted churches and malls are being closed; this use makes sense.

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Commissioner Gobin questioned how this use fits in with the Warehouse Point Study? Planning Director Calabrese suggested as they are proposing the Village District this would fall within the outer fringe area. Chairman Kowalski questioned that currently this use would only be allowed in an M-1 Zone; Planning Director Calabrese replied affirmatively, and noted this location is within a B-1 Zone. Commissioner Gobin questioned if this location would fall within the HIFZ (Highway Interchange Floating Zone); Chairman Kowalski suggested that zone is located on the other side of the highway. Commissioner Thurz indicated he likes the idea; Commissioner Gobin suggested the proposal is a nice looking building.

Chairman Kowalski questioned if there was an opportunity to add a definition for self-storage to the warehouse use? Planning Director Calabrese suggested this change of use would require a Text Amendment, and the Commission would look at the Plan of Conservation and Development; discussion continued regarding the process.

Planning Consultant D'Amato suggested the Commission needs to focus on the use only. One of the things the Commission has pushed is the construction of architecturally appropriate buildings; you can't write a text amendment saying pretty buildings are allowed and ugly ones are not. Related to Warehouse Point, Planning Consultant D'Amato suggested the Commission needs to focus on where you want the property to go. This is a 5-acre piece of a 40-acre piece that the Barkens own, it's a gateway to East Windsor and is a significantly contributing piece of property. Two years ago, pre-COVID, this property wasn't on anyone's radar. He agrees that the Commission needs to be accommodating but the Commission needs to focus on how this property will contribute to the Warehouse Point area.

Commissioner Thurz disagrees with this location being a gateway to East Windsor, Planning Consultant D'Amato agreed the location is a gateway to Warehouse Point. Commissioner Thurz felt the Village District for Warehouse Point would never happen, this isn't like Avon or Simsbury.

Chairman Kowalski questioned the options for enabling the proposed use, would it be a Text Amendment or a Zone Change? Planning Director Calabrese suggested a Zone Change would be considered spot zoning. Chairman Kowalski suggested the path would be a Text amendment as a permitted use in a B-1 Zone under a Special Use Permit.

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Mr. Ussery suggested he's hearing that the Commission is interested in considering a Text Amendment to allow self-storage to help Mr. Giordano but at the same time not open up the use to every B-1 property in East Windsor, as some B-1 properties are located within Village Districts. Mr. Ussery suggested adding qualifying criteria to the Text Amendment to limit this use location. Mr. Ussery suggested they'll continue to work with Planning Director Calabrese and return with a proposal.

Mr. Giordano thanked the Commission for their time.

C. ADDED AGENDA ITEM: Informal discussion:

Chairman Kowalski announced the ADDED AGENDA ITEM of an Informal Discussion with Eric Spungen for a Prospect Hill Road property.

Mr. Spungen joined the Commission, noting he's appeared before the Commission on other occasions regarding hypothetical uses for his properties. Today's topic is his last vacant property, 39 Prospect Hill Road, which is 1.7+/- acres to the rear of Taco Bell and the bank. Mr. Spungen noted the properties are located across from Walmart, they have access via a (traffic) light, and are located in the HIFZ (Highway Interchange Floating Zone). Mr. Spungen reported he's been getting many calls about locating a car wash at this property, but they're not allowed in the HIFZ. Mr. Spungen questioned how he could locate a car wash at this rear property?

Chairman Kowalski suggested car washes are allowed in B-1 and M-1 Zones. Mr. Spungen recalled that the parcel was originally an abandoned truck terminal, which was an M-1 property, it was subsequently changed to the HIFZ. Planning Director Calabrese suggested the change of zone occurred under a General Development Plan which proposed a hypothetical building for that parcel.

Discussion continued regarding the implementation of the "floating zone". Planning Consultant D'Amato suggested he and Planning Director Calabrese interpreted that once someone takes the HIFZ designation they can no longer avail themselves of the uses of the underlying zone. Chairman Kowalski questioned if Mr. Spungen owned all the properties which have multiple tenants? Mr. Spungen indicated the property is listed as one under the Tax records, although Wendy's purchased their parcel, but he owns KFC and the bank.

Chairman Kowalski questioned the Commission's thoughts on allowing car washes in an HIFZ by Special Use Permit? He noted that the HIFZ extends from

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highway exit to exit. Planning Consultant D'Amato cited the current definitions for auto uses doesn't list car washes, he questioned if the intent was to prohibit them?

The Commission reviewed maps of potential locations. It was noted that a stand-alone car wash currently exists just beyond the Cracker Barrel parcel. It was felt that use pre-existed the implementation of the HIFZ.

Mr. Spungen suggested he's taking away from this discussion that the Commission would be receptive to some path for him to pursue a car wash use. Commissioner Gobin clarified that the process would include a Public Hearing. Mr. Spungen suggested he'll continue to work with Planning Director Calabrese.

XIV. CORRESPONDENCE:

A. DOT Correspondence (ADDED AGENDA ITEM)

Chairman Kowalski opened discussion on the **ADDED AGENDA** item regarding the DOT correspondence.

Planning Director Calabrese reported this correspondence relates to the realignment of Stiles Bridge at Route 190 at Mahoney Road, which will include a relocation of the sewer pipe. DOT recently acquired a variance from the Zoning Board of Appeals regarding a taking for a portion of the residential property at the bottom of Mahoney Road. DOT is requesting concurrence that there is no adverse effect on the properties they will have to take. DOT will also have to use a portion of the recreational land during the reconstruction, that area will be returned to the recreational use at the end of the project.

Discussion continued regarding the time period for the project, as it's a main artery for the area. Chairman Kowalski questioned if the Fire Department had commented on the project; Selectman Baker suggested they haven't been able to use the bridge for some time due to weight restrictions.

Planning Director Calabrese cited this correspondence has come to this Commission for concurrence regarding the "no negative impact" on the parcels being acquired. Selectman Baker suggested there will be a permanent taking of some of the land which he felt will be better for the recreational land use after the project is completed.

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Planning Director Calabrese suggested this requires an 8-24 Referral to the Board of Selectmen. She referenced her memo citing various “findings”, and a proposed approval/referral motion.

MOTION TO APPROVE the referral to the Board of Selectmen for concurrence with the CT DOT’s finding of no adverse effect to the town owned recreational area assessor’s MBL 075-Block 32-Lot 001-D associated with State Project No. 0046-0127 Replacement of Bridge No. 01524 Route 191 over the Scantic River located in East Windsor.

Gobin moved/Leason seconded/DISCUSSION: None

**VOTE: In Favor: Gobin/Kowalski/Leason/Thurz
(No one opposed/No abstentions)**

XV. BUSINESS MEETING: None

XVI. EXECUTIVE SESSION: None

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:12 p.m.

Gobin moved/Leason seconded/DISCUSSION: None

**VOTE: In Favor: Gobin/Kowalski/Leason/Thurz
(No one opposed/No abstentions)**

Respectfully submitted,

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