

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

REGULAR Meeting #1757 – April 23, 2019

REVISED MEETING MINUTES

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

The Meeting was called to order in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT. at 6:30 P. M. by Chairman Ouellette.

PRESENT: **Regular Members:** Joe Ouellette (Chairman), Michael Kowalski, and Jim Thurz.

Alternate Members: Marti Zhigailo.

ABSENT: **Regular Members:** Tim Moore, and Dick Sullivan.

Alternate Members: Anne Gobin, and Frank Gowdy.

Also present was Town Planner Ruben Flores-Marzan.

ESTABLISHMENT OF QUORUM:

A quorum was established as three Regular Members, and one Alternate Member, were present at the Call to Order. Alternate Member Zhigailo will join the Regular Members regarding discussion and action on all Items of Business this evening.

LEGAL NOTICE: None.

ADDED AGENDA ITEMS: None.

PUBLIC PARTICIPATION:

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

APPROVAL OF MINUTES/March 25, 2019 and April 9, 2019:

MOTION: To APPROVE the Minutes of Regular Meeting #1755 dated March 26, 2019, as amended: Page 3, PERFORMANCE BONDS – ACTIONS/A. Sardilli – set bond; line 111, “at 12 South **Water MAIN**

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Street.....”, AND APPROVE the Minutes of Regular Meeting #1756 dated April 9, 2019 as presented.

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

VOTE: In Favor: Unanimous (Ouellette/Kowalski/Thurz/Zhigailo)

RECEIPT OF APPLICATIONS:

Chairman Ouellette noted receipt of the following new Applications:

PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE/A. Meadow Farms, request from Jason Ziegler to replace surety bonds with cash bonds:

Town Planner Flores-Marzan noted the applicant has provided the documentation requesting replacement of the existing Surety Bonds with a Cash Bond; **staff ADMINISTRATIVE ASSISTANT, JUDI MOSSO**, has created the attached memo reflecting the Performance & Cash Bond Summary. Town Planner Flores-Marzan also referenced Assistant Town Planner Tyksinski’s memo regarding approval of Mr. Ziegler’s request, noting the comment that the applicant must provide the Planning Office with a check prior to the issuance of a release letter. Mr. Ziegler plans to provide the \$162,000 check to the Planning Office tomorrow.

The Commission reviewed the Bond Summary document; they questioned if prior reductions occurred? Mr. Ziegler produced a copy of a memo dated October 4, 2018 from then Town Planner Whitten which recommended release of \$33,000 from the Performance Bond for Phase 1-Farms Road, and \$86,600 from Performance Bond for Phase 2 – Meadow Farms.

MOTION TO APPROVE the request from Jason Ziegler with Sovereign Management AND EAST WINDSOR HOUSING, LLC to replace surety bonds with cash bonds for Phase 1 and Phase 2 at Meadow Farms Active Adult and Single Family Housing Development. Located off of Depot Street, East Windsor, CT. 06016. Map 99, Block 53, Lot 14 (#1-15). (As may be modified by the Planning and Zoning Commission).

Condition 1: Do not issue a bond release letter until we receive a check in the amount of \$162,000.

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

VOTE: In Favor: Unanimous (Ouellette/Kowalski/Thurz/Zhigailo)

CONTINUED PUBLIC HEARINGS: None.

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NEW PUBLIC HEARINGS : None.**

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NEW BUSINESS: None.

OLD BUSINESS: None.

OTHER BUSINESS: None.

BUSINESS MEETING/A. General Zoning Issues:

Chairman Ouellette noted receipt of the invitation to the groundbreaking ceremony for Calamar.

BUSINESS MEETING/(B) Signing of Mylars/Plans, Motions:

- i. Sign Motion for Park Hill Site Plan Modification**

ADJOURNMENT:

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

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

Respectfully submitted,

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