

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

REGULAR Meeting #1830

July 12, 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

SCHEDULE OF MOTIONS

I. TIME AND PHYSICAL PLACE OF MEETING:

Chairman Gobin called Regular Meeting #1830 of the East Windsor Planning and Zoning Commission dated July 12, 2022 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.

(Access to the meeting is being provided remotely as well)

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

ABSENT: Frank Gowdy, Alternate Member.

GUESTS/SPEAKERS present in-person: Director of Planning and Development Calabrese hosted the meeting. Also present in person were: Planning Consultant Michael D'Amato; Mark Peterson, of Peterson and Gardner, representing the Yeoman family, Carol Yeomans, and Dwight Yeomans; Tim Coon, of J. R. Russo & Associates, representing USA Hauling, and Eric Frederksen.

GUESTS/SPEAKERS present remotely identified as they sign in: Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission, Selectman Nordell, First Selectman Bowsza, Heidi Alexander; Maureen, Peg (Margaret) Hoffman, Recording Secretary.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

2

II. ESTABLISHMENT OF QUORUM:

Chairman Gobin noted a quorum was established as four Regular Members and one Alternate Member who is in the process of becoming a Regular member present at the Call to Order. She noted all members will participate in discussion and votes this evening.

III. ADDED AGENDA ITEMS:

Chairman Gobin reported the Commission has received another application which will be received under **RECEIPT OF APPLICATIONS**, she has received a request to move the order of business for **NEW PUBLIC HEARINGS** to hear Item C before Items A and B, and during the **BUSINESS MEETING** the Board will discuss the Community Investment Fund and a grant application for a new Community Center at Scout Hall.

Discussion followed regarding what items required a motion. The consensus of the Commission was that the new application would be automatically received under **RECEIPT OF NEW APPLICATIONS**, and the discussion of the Community Investment Funds could be taken at the time of the **BUSINESS MEETING**. Chairman Gobin called for a motion to change the order of business under the **NEW PUBLIC HEARINGS**.

MOTION: To change the order of the **NEW PUBLIC HEARINGS** to be taken as Item c, a, and b.

Kowalski moved/Leason seconded/DISCUSSION: None

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

VI. APPROVAL OF MINUTES:

a. June 28, 2022 – Regular Meeting of PZC:

MOTION: To APPROVE the Regular Meeting Minutes of Meeting #1829 dated June 28, 2022 as presented.

Kowalski moved/Thurz seconded/DISCUSSION: None.

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz
(No one opposed/No Abstentions)

X. NEW PUBLIC HEARINGS:

- c. **PZ-2022-12 148 North Rd Unit #4 – Special Use Permit: Tattoo Salon. Applicant: Jerome Swanson.**

MOTION: To POSTPONE the Public Hearing for Application PZ-2022-12 148 North Rd Unit #4 – Special Use Permit: Tattoo Salon. Applicant: Jerome Swanson until the Commission's next regularly scheduled Meeting to be held on July 26, 2022.

Kowalski moved/Thurz seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz
(No one opposed/No Abstentions)

Chairman Gobin then moved to **NEW PUBLIC HEARING, Item a.**

- a. **PZ-2022-09 155 East Road – Re-Subdivision Application – for 1 New Residential Lot. Applicant: Carol Yeomans:**

MOTION: To CLOSE THE PUBLIC HEARING on PZ-2022-09 for a Re-Subdivision Application at 155 East Road, Map 90, Block 79, Lot 1. Owner/Applicant: Carol Yeomans

Kowalski moved/Thurz seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz
(No one opposed/No Abstentions)

Chairman Gobin then opened discussion on **NEW PUBLIC HEARING, b. PZ-2022-10 East Rd & Reservoir – Re-Subivision Application for 3 Residential Lots. Applicant: Carol Yeomans:**

MOTION: To CLOSE THE PUBLIC HEARING on PZ-2022-10 for a 3 lot Subdivision application. Map 90, Block 57, Lot 16 on East Road. Applicant is Carol Yeomans

Kowalski moved/Thurz seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz
(No one opposed/No Abstentions)

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

4

MOTION TO APPROVE:

Request for a waiver to Section 6.5 of the East Windsor Subdivision Regulations pertaining to the installation of streetlights for application #PZ 2022-10: Re-Subdivision Application. Map 090 Block 79 Lot 01, 155 East Road; Applicant/Owner: Carol Yeomans

Findings:

1. There are no streetlights on East Road from Windsorville Road to Melrose Road.

Kowalski moved/Thurz seconded/*DISCUSSION:* None

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

MOTION: To APPROVE the request for waiver of Section 7.5 Fee-In-Lieu of Open Space for Section 7.6.1 of the East Windsor Subdivision Regulations pertaining to exemptions from Open Space requirements for Application PZ-2022-10. Resubdivision Application. Map 90, Block 79, Lot 01 for 155 East Road. Applicant/Owner: Carol Yeomans. The Finding is the applicant intends to transfer the property in question within the family. If the property is transferred within 5 years a Fee-in-Lieu of Open Space will apply.

Chairman Gobin questioned the application number. Commissioner Kowalski amended his motion to reference Application PZ-2022-09, Commissioner Leason seconded the amendment.

AMENDED MOTION:

To APPROVE the request for waiver of Section 7.5 Fee-In-Lieu of Open Space for Section 7.6.1 of the East Windsor Subdivision Regulations pertaining to exemptions from Open Space requirements for Application PZ-2022-09. Resubdivision application. Map 90, Block 79, Lot 01 for East Road and Reservoir Avenue. Applicant/Owner: Carol Yeomans. The Finding is the applicant intends to transfer the property in question within the family. If the property is transferred within 5 years a Fee-in-Lieu of Open Space will apply.

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

5

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

Chairman Gobin clarified the Commission was still considering waivers for Application PZ-2022-09.

MOTION: To APPROVE application PZ-2022-09 for Subdivision application for 155 East Road Map 90, Block 79, Lot 1, East Road. Owner/Applicant is Carol Yeomans. In accordance with Findings 1, 2, and 3 and Conditions 1 through 10 on the first page, Conditions 11 through 19 on the second page, amending Condition 4.F to read – “to include a row of evergreen trees to screen the adjacent farm operations to be planted in the event of a non-familial transfer.” See memo from Ruth Calabrese, Director of Planning and Development, dated July 7, 2022.

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

See Staff approval motion below:

MOTION TO APPROVE:
**#PZ 2022-09: Resubdivision Application 155 East Road. Map 090 Block 79
Lot 01, East Road; Owner/Applicant: Carol Yeomans**

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

Referenced Plans:

Subdivision Plan Land of Carol S. Yeomans; East Road 155 East Windsor, Connecticut prepared by Gardner & Peterson Associates, LLC; Sheets 1-4 dated 05-24-2022

Findings:

1. The provided plan is compliant with the Town’s Zoning and Subdivision

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

6

Regulations.

2. It is appropriate to grant the applicant's request for a waiver to the requirement for streetlights.
3. The Commission finds that a fee in lieu is more appropriate than the installation of sidewalks on site.

Conditions which must be met prior to signing mylars:

1. A copy of the final approved plans with revisions shall be submitted to the Planning & Development Office for review and comment.
2. 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.
3. The exemption from the 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 that lot is sold or transferred within five years of the approval date.
4. **The plans shall be modified to include:**
 - a. A notation indicating that any lot subject to the open space 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 that lot is sold or transferred within five years of the approval date.
 - b. A copy of this approval
 - c. The expiration date of this approval
 - d. To indicate one (1) street tree on the lot
 - e. To include the following note: *"This property abuts or is in proximity of an active agricultural or farming operation - 7 - which is a permitted zoning use and protected in accordance with Section 19a – 341(a) of the Connecticut General Statutes. Agricultural operations sometimes emit noise, run-off, odor, dust, or chemical spray drift during either the day or night that may be annoying or irritants to some people"*.
 - f. To include a row of evergreen trees to screen the adjacent farming operations to be planted in the event of a nonfamilial transfer.
 - g. Modify title block on the plan set to change the term *Subdivision* to *Resubdivision*.

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

- 5 The final mylars with signature shall be filed in the Town Clerk's

TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS

7

- office and digital PDF shall be provided to the Planning and Development office.
- 6 A road cut/excavation permit shall be obtained from the Department of Public Works.
 - 7 An Erosion and Sedimentation Control bond shall be provided in a format acceptable to the Town of East Windsor to the Planning & Development Office. Such bond amount shall be determined by the Town Engineer.
 - 8 The applicant shall and adhere to the Town's Development Agreement subject to final approval by the Board of Selectmen unless otherwise determined to be not applicable by Town staff based on the improvements (or lack thereof) proposed.
 - 9 A fee in lieu of the installation of sidewalks shall be provided. The final amount shall be in accordance with Section 6.3(5) and approved by the Town Engineer.
 - 10 An appraisal, prepared in accordance with Section 7.5(1) shall be provided to the Planning & Development Office for the purposes of designating the open space fee per lot.

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

- 11 A road cut/excavation permit shall be obtained from the Department of Public Works.
- 12 An Erosion and Sedimentation Control bond shall be provided in a format acceptable to the Town of East Windsor to the Planning & Development Office. Such bond amount shall be determined by the Town Engineer.
- 13 The applicant shall and adhere to the Town's Development Agreement subject to final approval by the Board of Selectmen unless otherwise determined to be not applicable by Town staff based on the improvements (or lack thereof) proposed.
- 14 A fee in lieu of the installation of sidewalks shall be provided. The final amount shall be in accordance with Section 6.3(5) and approved by the Town Engineer.

General Conditions:

- 15 The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns.
- 16 Additional Erosion and Sedimentation controls may be required by Town staff as onsite conditions necessitate.
- 17 Any modifications to utilities, easements or grading are subject to

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

8

- approval by the Town Engineer.
- 18 This project shall be constructed and maintained in accordance with the final mylars. Minor modifications to the approved plans that result in lesser impacts may be allowed, subject to staff approval.
- 19 By accepting this approval and its conditions, the applicant, owner and/or their successors and assigns acknowledge that right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Kowalski moved/Thurz seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz
(No one opposed/No Abstentions)

Chairman Gobin then referenced Application PZ-2022-10 which is the 3 lot residential application.

MOTION: To APPROVE the request for a waiver of Section 6.5 of the East Windsor Subdivision Regulations for the installation of street lights for application PZ-2022-10 Resubdivision application Map 90, Block 16, Lot 16, East Road.
Applicant/Owner: Carol Yeomans. With the Finding “there are no streetlights on East Road from Windsorville Road to Melrose Road.

Kowalski moved/Leason seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz
(No one opposed/No Abstentions)

MOTION: To APPROVE the request for waiver on lot 3 Section 7.5 Fee-In-Lieu of Open Space for Section 7.6.1 of the East Windsor Subdivision Regulations pertaining to exemptions from Open Space requirements for Application PZ-2022-10. Resubdivision Application. Map 90, Block 79, Lot 01 for 155 East Road.
Applicant/Owner: Carol Yeomans. The Finding is the applicant intends to transfer the property in question within the family. If the property is transferred within 5 years a Fee-in-Lieu of Open Space will apply.

Kowalski moved/Thurz seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

9

(No one opposed/No Abstentions)

MOTION TO APPROVE:

Request for a waiver to Section 2.17 of the East Windsor Subdivision Regulations pertaining to the 100-foot agricultural vegetated buffer for application #PZ 2022-10: Re-Subdivision Application. Map 090 Block 57 Lot 016, East Road; Applicant/Owner: Carol Yeomans

Findings:

1. The waiver is granted finding that the intensity of the farming activity does not warrant the full buffer.

Kowalski moved/Thurz seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz
(No one opposed/No Abstentions)

MOTION: To APPROVE PZ-2022-10 for a 3 lot Resubdivision application for Map 90, Block 57, Lot 1, East Road. Owner/Applicant: Carol Yeomans. This approval is granted subject to the conformance to the referenced plans as may be modified by the Commission and following additional conditions for modification. On the referenced plans we have 4 Findings which must be met prior to signing mylars. We have Conditions 1 through 11 on the first page and Conditions 12 through 19 on the second page, with the modification of Condition 4f to read..."include a row of evergreen trees to screen the adjacent farming operation on Lot 1 and 2, on Lot 3 upon a non-familial transfer." This motion is referenced on a memo from Ruthanne Calabrese, Director of Planning and Development dated July 7, 2022.

Kowalski moved/Leason seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Sauerhoefer/Thurz
(No one opposed/No Abstentions)

See Staff approval motion below:

MOTION TO APPROVE:

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

10

#PZ 2022-10: 3-lot Re-Subdivision Application. Map 090 Block 57 Lot 016, East Road; Owners/Applicant: Carol Yeomans

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

Referenced Plans:

Subdivision Plan Land of Carol S. Yeomans; East Road East Windsor, Connecticut prepared by Gardner & Peterson Associates, LLC; Sheets 1-3 dated 05-25-2022

Findings:

1. The provided plan is compliant with the Town's Zoning and Subdivision Regulations.
2. The Inland Wetlands and Watercourses granted an Agent Decision on June 14, 2022.
3. It is appropriate to grant the applicant's request for a waiver to the requirement for streetlights.
4. The Commission finds that a fee in lieu is more appropriate than the installation of sidewalks on site.

Conditions which must be met prior to signing mylars:

1. A copy of the final approved plans with revisions shall be submitted to the Planning & Development Office for review and comment.
2. 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.
3. The exemption from the 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 that lot is sold or transferred within five years of the approval date.
4. **The plans shall be modified to include:**
 - a. notation indicating that any lot subject to the open space 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 that lot is sold or transferred within five years of the approval date.
 - b. A copy of this approval
 - c. the expiration date of this approval
 - d. To indicate one (1) street tree per lot

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

11

- e. To include the following note: *“This property abuts or is in proximity of an active agricultural or farming operation - 7 - which is a permitted zoning use and protected in accordance with Section 19a –341(a) of the Connecticut General Statutes. Agricultural operations sometimes emit noise, run-off, odor, dust, or chemical spray drift during either the day or night that may be annoying or irritants to some people”.*
- f. To include a row of evergreen trees to screen the adjacent farming operations on lots 1 & 2 and on lot 3 upon a nonfamilial transfer.
- g. Modify title block on the plan set to change the term *Subdivision* to *ReSubdivision*.

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

- 5. The final mylars with signature shall be filed in the Town Clerk’s office and digital PDF shall be provided to the Planning and Development office.
- 6. A road cut/excavation permit shall be obtained from the Department of Public Works.
- 7. An Erosion and Sedimentation Control bond shall be provided in a format acceptable to the Town of East Windsor to the Planning & Development Office. Such bond amount shall be determined by the Town Engineer.
- 8. The applicant shall and adhere to the Town’s Development Agreement subject to final approval by the Board of Selectmen unless otherwise determined to be not applicable by Town staff based on the improvements (or lack thereof) proposed.
- 9. A fee in lieu of the installation of sidewalks shall be provided. The final amount shall be in accordance with Section 6.3(5) and approved by the Town Engineer.
- 10. An appraisal, prepared in accordance with Section 7.5(1) shall be provided to the Planning & Development Office for the purposes of designating the open space fee per lot.

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

- 11. Final grading and seeding shall be in place or a bond for the unfinished or unestablished work shall be submitted.
- 12. A final as built survey, showing all structures, pins, driveways and final

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

12

floor elevations as well as spot grades shall be submitted.

13. All public health and safety components of the project must be satisfactorily completed prior to occupancy. In cases where all of these components have not been completed, the Zoning Enforcement Officer may issue a Certificate of Zoning Compliance provided a suitable bond is retained for any remaining site work.
14. A fee in lieu of open space shall be provided. Such fee shall be determined and paid in accordance with Section 7.5 of the East Windsor Subdivision Regulations and CGS 8-25, subject to final approval by the Planning & Development Director and Assessor.

General Conditions:

15. The conditions of this approval shall be binding upon the applicant, landowners, and their successors and assigns.
16. Additional Erosion and Sedimentation controls may be required by Town staff as onsite conditions necessitate.
17. Any modifications to utilities, easements or grading are subject to approval by the Town Engineer.
18. This project shall be constructed and maintained in accordance with the final mylars. Minor modifications to the approved plans that result in lesser impacts may be allowed, subject to staff approval.
19. By accepting this approval and its conditions, the applicant, owner and/or their successors and assigns acknowledge that right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Kowalski moved/Leason seconded/DISCUSSION:

None

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

XII. NEW BUSINESS:

- a. **PZ-2022-13 16 Shoham Road. Site Plan Modification. Construction of an 11,000 square foot building addition for maintenance bays.**
Applicant: USA Hauling & Recycling Inc.:

MOTION: To APPROVE application PZ-2022-08 – Site Plan Modification for 16 Shoham Road, USA Hauling and Recycling. This approval is granted subject to the conformance with the referenced plans and conditions which may be modified by the Commission. Conditions

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

13

**1 – 14 on page 1 of a memo from Ruthanne Calabrese,
Town Planner, dated July 7, 2022.**

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

See Staff approval motion below:

MOTION TO APPROVE:

Application #PZ 2022-08: Site Plan Modification – 16 Shoham Road -USA Hauling & Recycling. 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

This approval is granted subject to the conformance with the plan set entitled: Building Addition USA Hauling & Recycling, Inc. 16 Shoham Road East Windsor, Connecticut; Map 113 Block 17 Lot 003; Zone:M-1 Site Plan; prepared by Jr Russo & Associates, LLC; sheets 1-2; dated: 6-16-22

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. A single, PDF copy of the final plans, will all necessary revisions shall be provided to the Planning & Development Office.
6. A zoning permit has been obtained from the Planning and Development

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

14

Office for the project.

7. 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:

8. Final grading, stabilization and seeding shall be in place or adequate bond filed with the Town for the unfinished work.
9. One electronic PDF and paper copy of the final as-built survey showing structures, pins, driveways, final floor elevations and spot grades shall be submitted

General Conditions:

10. In accordance with Section 900.3(h) of the Zoning Regulations, the construction of any buildings associated with this approval shall commence within one year of this approval date and all improvements shall be completed within five years. Such approval shall otherwise be null and void unless an extension has been granted by the Commission.
11. This project shall be constructed and maintained in accordance with the final plans. Minor modifications to the approved plans that result in lesser impacts may be allowed subject to staff review and approval.
12. Any modifications to the proposed drainage or grading as depicted on the site plan are subject to review and approval by the Town Engineer.
13. Additional erosion control measures may be required by Town staff if field conditions necessitate.
14. By acceptance of this approval and its 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.

Kowalski moved/Leason seconded/DISCUSSION:

None

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

XV. BUSINESS MEETING

- a. **Discuss the Community Investment Fund and a grant application for a new Community Center at Scout Hall:**

**TOWN OF EAST WINDSOR
PLANNING AND ZONING COMMISSION
Regular Meeting #1830 – July 12, 2022
In-Person and
ZOOM Teleconference
Meeting ID: 714 897 1799
SCHEDULE OF MOTIONS**

15

MOTION: That the Planning and Zoning Commission supports this project and move it forward.

Kowalski moved/Thurs seconded/DISCUSSION: None

VOTE: In Favor: Gobin/Kowalski/Leason/Thurz
Opposed: No one
Abstained: Sauerhoefer

XVII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:21 p.m.

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

Respectfully submitted,

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