

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

**SPECIAL Meeting #1760 – June 11, 2019**

***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 6:31 P. M. by Chairman Ouellette.

**PRESENT:**    **Regular Members:**    Joe Ouellette (Chairman), Michael Kowalski, Tim Moore, Dick Sullivan, and Jim Thurz.  
                  **Alternate Members:** Anne Gobin, Frank Gowdy, and Marti Zhigailo.

**ABSENT:**    All members of the Planning and Zoning Commission were present this evening.

Also present was Town Planner Ruben Flores-Marzan.

**GUESTS:**    Dorian R. Famiglietti, Esquire, of Kahan, Kerensky & Capossela, LLP, representing MMCT; Dick and Kathy Pippin.

**ESTABLISHMENT OF QUORUM:**

A quorum was established as five Regular Members and three Alternate Members were present at the Call to Order. Alternate Member Zhigailo arrived shortly. Chairman Ouellette noted all Regular Members would sit in, and vote, 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/May 28, 2019:**

**MOTION:**    To ACCEPT the Minutes of Special Meeting #1759 dated May 28, 2019 as presented.

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

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**VOTE:**           **In Favor:**       **Ouellette/Kowalski/Moore/Thurz.**  
                  **Opposed:**       **No one**  
                  **Abstained:**   **Sullivan**

**RECEIPT OF APPLICATIONS:**   None.

**PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD  
ACCEPTANCE/A. Request from MMCT for 6 month extension of deadline to  
commence activity (2018 approval):**

Dorian R. Famiglietti, of Kahan, Kerensky & Capossela, LLP, representing MMCT, joined the Commission.

Ms. Famiglietti reported the MMCT project has not yet begun construction due to the pending appeal of the Commission's approval. Ms. Famiglietti reported oral arguments regarding the appeal were made this morning; litigation continues.

**MOTION:**    **To APPROVE a six (6) month extension request for the MMCT  
Special Use/General Development Plan and Site Plan.**

**Sullivan moved/Thurz seconded/**

**DISCUSSION:** The Commission reviewed the extension dates for each application – Special Use/General Development Plan would be extended through 12/19/2019, Site Plan would be extended through 12/27/2019, and decided to amend the motion as follows.

(No vote taken on the original motion).

**AMENDED MOTION:**       **To APPROVE a six (6) month extension request for the  
MMCT Special Use/General Development Plan and Site  
Plan, extension for both applications to be 12/19/2019.**

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

**VOTE:**           **In Favor:**       **Ouellette/Kowalski/Moore/Sullivan/Thurz.**  
                                  **(No one opposed/No abstentions)**

**CONTINUED PUBLIC HEARINGS:**       None.

**NEW PUBLIC HEARINGS:**           None.

**NEW BUSINESS:**   None.

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

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Town Planner Flores-Marzan reported Ms. Hamidovic continues to work with her surveyor regarding updates to her Site Plan. Ms. Hamidovic has requested the Commission continue her application until the next regularly scheduled meeting.

**MOTION: To CONTINUE the Application of Miranda Hamidovic/A New England Auto & Truck for Site Plan Review for auto sales and repair at 8 South Main Street until the Commission's next regularly scheduled meeting on June 25, 2019 at 6:30 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.**

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

**VOTE: In Favor: Ouellette/Kowalski/Moore/Sullivan/Thurz.  
(No one opposed/No abstentions)**

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

Town Planner Flores-Marzan reported Mr. Ziegler, the original developer for Meadow Farms, has not yet responded to requests for information; he has not yet received a response from Town Engineer Norton.

No action was taken on this Agenda item.

**OTHER BUSINESS/A. Review draft memo to BOS/BOF re: request to replenish Open Space Fund:**

The Commission reviewed a draft memo from the Commission to the Board of Selectmen and Board of Finance regarding support of the request to replenish the Open Space Fund. Chairman Ouellette questioned if the funding request should be the \$250,000 requested by Agricultural/Conservation Commission Chairman Grant; Chairman Ouellette felt that the fund should grow in perpetuity as it has in the past. Town Planner Flores-Marzan felt the \$250,000 was what was spent on previous land preservation. Commissioner Thurz noted the balance in the Open Space Fund has grown over 30 years through receipt of fees in lieu of open space allocations from developers.

Discussion continued regarding the current acquisition process.

**MOTION: To SEND the memo supporting the request for replenishment of the Open Space Fund to the Board of Selectmen as written.**

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

**VOTE: In Favor: Ouellette/Kowalski/Moore/Sullivan/Thurz.  
(No one opposed/No abstentions)**

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**CORRESPONDENCE/A. CT Siting Council Notice of incomplete application to AT&T; antennae replacement at 104 Prospect Hill Road:**

No action taken; correspondence is information update.

**BUSINESS MEETING/(A) General Discussion of Planning Issues:**

Town Planner Flores-Marzan noted Assistant Town Planner Tyksinski has left East Windsor for employment at Yale University, in his absence Town Planner Flores-Marzan will be picking up on and prioritizing zoning enforcement issues and violations.

Discussion was initiated on property on North Road occupied by Elegant Clinical Services. Town Planner Flores-Marzan reported the business owner has come in for a Zoning Permit to sell CBD products.

Chairman Ouellette noted work appears to be occurring at the Calamar site. Town Planner Flores-Marzan reported site work activity is beginning.

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

No mylars or motions to be signed tonight.

**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 7:12 p.m.**

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

Respectfully submitted,

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