

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

**REGULAR Meeting #1769 – November 12, 2019**

***MEETING MINUTES***

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

Regular Meeting #1769 of the Planning and Zoning Commission held on November 12, 2019 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, Tim Moore, Dick Sullivan, and Jim Thurz.

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

**ABSENT:**    No one was absent; all Regular and all Alternate Members were present.

Also present was Town Planner Ruben Flores-Marzan.

**GUESTS:**    Members of the Meadow Farms Homeowners Association: Ray Embury, President, Andy Hoffman, David Macdaid; Jillian Hubbard, Dick Pippin, 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. 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/1) October 22, 2019:**

Commissioner Gobin questioned the spelling of Mardi Gra on pages 2, and 3; Jillian Hubbard, assisting from the audience, indicated the correct business name is Mardi Gras. Reviewing the business information online the recording secretary found the actual business name at this location is Mardi Gras 2, or Mardi Gras II.

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**MOTION:** To APPROVE the Minutes of Regular Meeting #1768 dated October 22, 2019, with the following amendments:  
**NEW BUSINESS/A. Informal discussion with Mr. Himanshu Patel re: residential development, Page 2, Paragraph 1, line 8, “...between W. B. Mason and the Mardi-Gra Mardi Gras 2/Mardi Gras II,” AND Page 2, second paragraph, line 6, “...access via the access between the Mardi-Gra Mardi Gras 2/Mardi Gras II...”, AND, Page 3, line 14, “...noted he has a second access near the Mardi-Gra Mardi Gras 2/Mardi Gras II.”**

Moore moved/Thurz seconded/**DISCUSSION:** Nothing further

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

**RECEIPT OF APPLICATIONS/A. WSG, LLC Special Use Permit Renewal (PZ-2019-09) for earth excavation at 140 Wapping Road (017-65-008-034):**

Chairman Ouellette requested clarification that this application would be heard at the next Regular Commission Meeting? Town Planner Flores-Marzan concurred. No motion made.

**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. Site Visits:**

Town Planner Flores-Marzan indicated he had nothing to report regarding site visits related to Zoning issues.

**OLD BUSINESS/B. Meadow Farms updates:**

Town Planner Flores-Marzan reported Meadow Farms Homeowners Association Member Hoffman had provided him with a bullet list of tasks for the Commission to consider when working with Jason Ziegler. Town Planner Flores-Marzan suggested Mr.

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Hoffman's list was a list to be handled by the developer, Jason Ziegler, so Town Planner Flores-Marzan created a shorter, eight item list. He reported that he was able to contact Jason Ziegler on October 16, 2019; Mr. Ziegler is working with his contractor to develop estimates for the cost of the outstanding work. Town Planner Flores-Marzan reported there is an issue with a small sinkhole next to the curb at one of the roadways which Mr. Ziegler was unaware of so he needs to go back to his contractor to acquire an estimate for that work.

Town Planner Flores-Marzan reported the Planning Office is working with Attorney Diane Whitney regarding the outstanding work at Meadow Farms; they are creating a paper trail and proceeding through the process.

Chairman Ouellette questioned if any of the members from the Meadow Farms Homeowners Association would like to speak?

**Andy Hoffman, 6 Acorn Drive:** Mr. Hoffman asked if it would be possible to get a copy of Town Planner Flores-Marzan's list and the schedule dates? Town Planner Flores-Marzan indicated he would provide copies to Mr. Hoffman and Mr. Embury, as he has their e-mail information; he requested they share the information with other members.

**OTHER BUSINESS:** None.

**BUSINESS MEETING/A. General Zoning Issues:** None.

**BUSINESS MEETING/B. Signing of Mylars/Plans/Motions:** None.

**BUSINESS MEETING/C. Reorganize Commission; choose officers:**

Chairman Ouellette noted the full Commission is in attendance this evening; he requested nominations for the election of officers for the following calendar year.

Commissioner Thurz nominated the current slate of officers.

Chairman Ouellette asked if there were any other nominations? No one responded.

Chairman Ouellette closed the nominations.

**MOTION: To APPROVE the current slate of officers as seated for the Planning and Zoning Commission to continue for the next calendar year.**

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

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

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**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 6:40 p.m.**

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

Respectfully submitted,

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

**NOTE:** *Schedule of Motions not filed as Meeting Minutes were submitted within 48 hours of the conclusion of this meeting.*