

**PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
January 12, 2010
(Not yet approved by the Commission)**

1. CALL TO ORDER: Chairman Crary Brownell called the meeting to order at 7:15 p.m. at the Town Grange.

2. ATTENDANCE:

COMMISSIONERS PRESENT: Crary Brownell-Chairman (regular member), James Curtin (regular member), Bernard Gillis (alternate member), Elizabeth Lunt (Alternate), John Matthew (regular member), Kevin Matthews (regular member), Louis Salicrup (Alternate), Anthony Saraco (regular member), Harvey Thomas (regular member)

COMMISSIONERS ABSENT: None

OTHERS PRESENT: James Ventres, Emmett Lyman, and approximately 7 people were present.

The Commission welcomed Mr. Louis Salicrup as an alternate. Mr. Brownell inquired if Mr. Salicrup had been to the Town Clerk's office to be sworn in, to which Mr. Salicrup indicated he had not. Mr. Salicrup did not vote this evening.

Mr. Brownell stated the Commission would hold nominations for officers.

Motion by Mr. Curtin to nominate Crary Brownell for chairman. Mr. Matthews seconded the nomination.

Motion by Mr. Thomas to close the nominations, seconded by Mr. Curtin, and carried by unanimous vote of eligible members.

Voting for Mr. Brownell as chairman: Unanimous ayes from eligible members.

Mr. Saraco nominated Jim Curtin as Vice-chairman. Mr. Matthew seconded the motion.

Mr. Thomas moved to close the nominations, seconded by Mr. Matthew, and carried by unanimous vote.

Voting for Mr. Curtin as Vice-chairman: Unanimous ayes from eligible members.

Mr. Brownell nominated Kevin Matthews as secretary. Mr. Curtin seconded the motion.

Motion by Mr. Thomas to close the nominations, seconded by Mr. Curtin, and carried by unanimous vote of eligible members.

Voting for Mr. Matthews as secretary: Unanimous ayes from eligible members.

3. ACKNOWLEDGMENTS AND SET HEARING DATES

None

4. MINUTES

Motion by Mr. Gillis to accept the minutes of the December 8, 2009 regular meeting as written. Motion seconded by Mr. Matthew, and carried by unanimous vote.

5. BILLS

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
N.E. Printing Network (200 sets of Plan of Conservation and Development books)		\$3080.90
Branse, Willis, and Knapp (Orchard Road appeal, general legal)		58.00
NL Jacobson (Zito)		1213.70
Hartford Courant (legal notices)	2468	190.47

Motion by Mr. Curtin to pay the bills as presented. Seconded by Mr. Matthew, and carried by unanimous vote of eligible members.

6. DISCUSSION

A) Discussion with Economic Development Commission on signage in the commercial districts.

Mrs. Melissa Ziobron, Economic Development Coordinator, indicated that Mr. Bob Casner would be here to give an update on the signage. Mr. Saraco had expected an email and information from the EDC. Mrs. Ziobron stated that they received calculations from the EDC, and it appeared there was a much larger problem than originally anticipated with regards to signage. Responsive to inquiry from Mr. Curtin, Mrs. Ziobron stated the graph they produced showed the regulations did not mesh with the actual signage.

Mr. Casner arrived at this time and presented the graph. Mr. Thomas and Mr. Brownell suggested waiting until everyone had the information and had had time to review it. Mr. Curtin and Mr. Gillis indicated they would like to hear what is out there now. Mr. Casner explained that with the 10% coverage requirement, it appeared that most buildings were acceptable. However, he stated there is a clause in the regulation that allows two signs, but limits the area to 32 square feet. He believed if they could use only the 10% coverage, they would be

fine. He noted that they did determine that buildings on corner lots have the right to have signs on both sides, as long as both sides were on town/state roads.

Mr. Gillis asked if they needed a new formula, to which Mr. Casner responded affirmatively. Mr. Gillis noted that Salem allows 20%. Mr. Curtin asked if the 10% would work, and Mr. Casner believed it would. Mr. Thomas believed the 32 square feet requirement needed to be increased. Mr. Gillis suggested they try to work something out, take it back to the subcommittees, and report at a future meeting.

Mr. Thomas suggested they take a picture of what Shagbark has now, and then look at what different square foot percentages would be. Mr. Casner believed that was a great idea. He added that there were bigger issues with the smaller buildings.

It was agreed that the subcommittee would meet on Tuesday, January 19. Mr. Casner would check into a location for the meeting, and would then ask Mr. Ventres to send out an email.

B) Discussion of existing subdivision regulations - interior lots

Mr. Matthews reported that this subcommittee has not met. Mr. Ventres distributed a handout entitled "Interior Lot Discussion." Mr. Ventres reviewed the handout.

Mr. Ventres distributed regulations for Haddam. He stated he was meeting with four planners tomorrow. The interior lot information was a rough draft, and he had not yet asked Attorney Knapp to review it.

Mr. Thomas believed it would be helpful to wait until Mr. Ventres has the maps. Mr. Ventres stated he could have the maps by Monday morning. Mr. Thomas and Mr. Matthew stated they would see what was available after receipt of the maps.

C) Informal discussion – possible East Haddam Village district map amendment involving the Farr property – 2 Porges Road.

Mr. Harvey Farr addressed the Commission. Mrs. Ziobron stated the EDC was present to support this project. Mr. Farr stated there would be a public meeting on January 26. He was requesting an extension of the commercial district up to Boardman Road and Route 82. He stated this would be a low impact commercial development.

Mr. Farr indicated that Weeds, which has been there for approximately five years, is under the home occupation use currently. He requested to expand the commercial zone to include rental for commercial. He noted that during his canvas of the neighborhood, all but one individual voiced approval for the change.

Mr. Farr stated with the new zoning, it would not include taverns or restaurants. His intent is to maintain a village atmosphere. He stated he has been working with the EDC on this.

Mrs. Ziobron informed the Commission that Mr. Ventres has been very helpful in this project. She stated they were really just looking to incorporate things that would be on a small scale.

Mr. Ventres advised the Commission that the present uses for this area were single-family homes, two-family homes, bed and breakfast, etc.

Mr. Brownell asked if anyone on Hem Street was contacted. Mrs. Ziobron stated they had not contacted anyone on Hem Street, as they really wanted to focus on Route 82 and Boardman.

Mr. Brownell noted that the time was now 8:00 p.m., and the public hearing must be held.

8. PUBLIC HEARING

Mr. Matthews read the call for the following public hearing:

A) Application 03-10, Delano Peckham, III, 30 Babcock Road, subdivision review for a proposed 2 lot subdivision. Assessor's Map 13, Lot 19.

First date: January 12, 2010

Last date: March 17, 2010

Mr. Peckham and Attorney Scott Jezek addressed the Commission. Mr. Curtin abstained from this discussion.

Mr. Ventres read into the record a letter from Stuart Wood dated October, 2009, granting a variance by the ZBA.

Mr. Ventres read into the record a letter dated December 4, 2009 from the IWWC, which stated this application meets their requirements.

Mr. Ventres read into the record a letter from Chatham Health District, dated January 12, 2010, which granted conditional approval.

Attorney Jezek submitted the green, certified receipt cards to Mr. Ventres. He noted that there had been one refusal, although this person did take the ZBA notification.

Attorney Jezek stated this was a 34 acre parcel, and this would split out 5 acres. There would be a remainder of 29 acres on the Babcock Pond side. This 5-acre split would be for a family member, but the applicant had previously requested and received approval for a lot line change, so that all of the owners would have access to the pond.

Mr. Brownell opened the hearing to the public. No public comments were offered.

Motion by Mr. Thomas to close the public hearing for Application 03-10, Delano Peckham, III, 30 Babcock Road, subdivision review for a proposed 2-lot subdivision. Seconded by Mr. Matthew. Voting: Abstentions: Curtin, Matthews, and Salicrup. All others voted aye. Motion passed.

Motion by Mr. Thomas to approve Application 03-10, Delano Peckham, III, 30 Babcock Road, subdivision review for a proposed 2-lot subdivision, with the condition that the requirements of the Chatham Health District are met. Seconded by Mr. Gillis. Voting: Abstentions: Curtin, Matthews, and Salicrup. All others voted aye. Motion passed

6A) DISCUSSION (Continued)

Mr. Farr reviewed the map he had presented earlier. Mr. Curtin asked if the proposal was to include all of the colored properties into the district, to which Mr. Farr responded affirmatively. Mr. Brownell asked what the response from the neighbors had been. Mr. Farr stated all of the responses were positive, except one neighbor who voiced concerns. Mr. Brownell noted that those concerns could be voiced at a public hearing.

Mr. Gillis asked how this configuration came to be. Mrs. Ziobron stated she had had many discussions with Mr. Ventres. Mr. Ventres noted that spot zoning was not allowed, but this would be all contiguous parcels of land. It was suggested that Mrs. Ziobron look at the Means property. Mrs. Ziobron agreed to do this.

Mr. Thomas believed the building coverage and acreage would be essentially consistent with the zone. Mr. Curtin noted that the Weeds building would remain. Mr. Gillis asked if there was any open space or Land Trust land on this map. Mr. Ventres stated that the Land Trust had land behind Doyle and Tice.

Mr. Ventres advised that all abutting owners must be notified.

Mr. Curtin asked if this was to get this area one step closer to sewers. Mrs. Ziobron responded that sewers would not be an option with the restrictive uses being proposed.

Mr. Thomas asked if they needed to set a public hearing. Mr. Ventres stated this was preliminary at this point. Mr. Thomas indicated that if they do go to a public hearing to revise the village district, they should go through the old notes and minutes to see if there were little items to be reviewed and approved.

Mr. Curtin noted that the Plan of Conservation and Development would be reviewed at the second February meeting. Mr. Ventres noted that Mr. Farr has not yet submitted an application. They would need an application to begin, and even if the application was acknowledged at the next meeting, they would still have to notify Midstate, etc., so a public hearing would likely be scheduled for March.

Mr. Saraco asked if there were any other places in town where the same request could be made. Mr. Ventres stated something similar was done in Moodus near the former Cumberland Farms. Mrs. Ziobron informed the Commission that the EDC was working on the Brownfield investigation for an area in Moodus. She hoped to have more information in 6-8 weeks.

7. ZEO REPORT

Mr. Ventres distributed information on outdoor wood furnaces. Mr. Brownell asked if a permit was required for these outdoor furnaces, to which Mr. Ventres responded affirmatively. Mr. Brownell asked if they did make a regulation for these furnaces, what would happen to pre-existing ones. Mr. Ventres commented that they would be exempt. Discussion ensued.

Mr. Ventres informed the Commission that First Selectman Mark Walter asked that the Commission review this issue. Mr. Lyman noted that this was discussed at the BOS meeting, and the BOS felt this regulation belonged with Planning & Zoning.

Mr. Ventres informed the Commission that they were working on web page updates.

Mr. Ventres advised the Commission that they were still working to resolve illegal seasonal use people.

Mr. Brownell asked Mr. Ventres to check the status of Mr. Corbiel and his vehicles. Mr. Ventres will check into this.

Mr. Thomas distributed an invitation for the next environmental roundtable, to be held on Saturday, January 16, 2010, 9:00 to 12:00 at the Town Grange.

Mr. Brownell asked anyone who had changes to his/her email addresses, to please forward them to Mr. Ventres.

9. ADJOURNMENT

Motion by Mr. Matthew to adjourn at 8:48 p.m., seconded by Mr. Matthews, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina