

Mr. William Kiley, and Mr. Roger Nemergut, P.E. addressed the Commission. Mr. Nemergut reviewed the proposal to demolish and reconstruct an existing seasonal cottage. Mr. Nemergut noted that this structure will remain a seasonal cottage. It was noted that the agenda listed this as a conversion to year-round. Mr. Ventres stated that was incorrect on the agenda. It is actually a seasonal structure.

Mr. Nemergut explained that this property is located at 43 Lakeside Drive, and it sits on ¼ acre lot. The second building is for storage, and the third structure is the boat house, which consists of a roof without sides. The cottage will remain seasonal. Mr. Nemergut reviewed the soils on the lot, and noted that it is a flood hazard area.

Mr. Nemergut stated the proposal was to rebuild the seasonal cottage and remaining outbuildings. The seasonal cottage will be increased from 22'x22' to 24'x24'. There will be a 6' roof overhand on the lake side. The storage building will be demolished and rebuilt on the same footprint. He explained their intent to abandon/remove the existing septic system. The proposed new system would be fully code-compliant for a 2-bedroom house. This new septic system would be considered a positive impact to the lake.

Mr. Nemergut noted that the entire property is located in the upland review area. They received IWWC approval in 11/2009. In addition, they received variances from the ZBA. Mr. Nemergut stated they were over the minimum on the total lot impervious coverage, but they did match the pre-existing situation by eliminating the stone patio and walkway.

Mr. Nemergut reviewed the calculations and plans for the infiltrators. He received a phone call from Chatham Health District today, and Ms. Davidson had some concerns about the separation from the well to the infiltration system. Although he did not have the chance to make the revisions to the plans before tonight's meeting, he reviewed the proposal to accommodate the changes requested by Chatham.

Mr. Matthew inquired about a footing drain. Mr. Nemergut explained that the plan was to keep the existing basement. Mr. Chris Arelt, project architect, believed the basement would have to be replaced, but they would have to wait until it was excavated to know for sure. Mr. Nemergut stated they could meet Chatham's requirement for separation distances.

Mr. Nemergut and Mr. Arelt reviewed the architectural model for the Commission. The three level cottage would have a shed roof with a center diagonal valley. Mr. Brownell questioned the height. Mr. Nemergut stated the mean height was just below 22', and the maximum was just above 29' from the grade plane. A discussion ensued about the height of the structure. Mr. Matthew asked how the existing structure would compare with the proposed. Mr. Nemergut stated it would have an extra floor. Mr. Arelt noted that there would be an additional floor, but the first floor would be sunken into the ground, so it would be at the basement level. Mr. Ventres noted that per the regulations, the final plan would need to be reduced by 0.7', as it would have to come in at 32' or less.

Mr. Thomas asked if the grade in front of the cottage would be changed, to which Mr. Arelt stated it would not. He added that the natural topography would be maintained around the whole building. It was noted that there would be three decks/balconies, plus a permeable deck on the bottom floor. Mr. Kiley stated they planned use the same footings for the deck.

Mr. Ventres read into the record the January 11, 2010 variance from the ZBA. He read into the record a letter dated November 30, 2009 from the IWWC, which granted conditional approval. He read into the record a letter dated February 9, 2010 from Chatham Health District, which stated the septic was approved, but they had to relocate the infiltrators.

Motion by Mr. Thomas to approve the application for William Kiley, 43 Lakeside Drive, Site Plan Review to demolish and reconstruct a seasonal cottage, with the following conditions:

- All IWWC conditions must be satisfied.
- All Chatham Health District conditions must be satisfied.
- The existing patio shall be removed to minimize the net increase in impervious surfaces.
- The maximum building height is not to exceed 32'.
- The building shall remain seasonal.

Seconded by Mr. Gillis. Voting: Mr. Curtin abstained; all others voted aye. Motion passed.

6. DISCUSSION

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

The EDC was not present. No report was provided.

B) Discussion of existing subdivision regulations - interior lots

Mr. Ventres distributed a handout. He advised the Commission that this was a compilation of changes discussed at the last meeting. He reviewed the list, and noted that he would add some definitions if the new language was adopted. Mr. Curtin suggested they put in something for paving of the common driveways.

Mr. Ventres presented a map of Chittenden Lane, which is a private road, and is unpaved. Mr. Curtin stated there have been some problems with grading on that road. Mr. Brownell asked if a private road could become a town road. Mr. Ventres stated this would have to be accepted and approved at a Town Meeting. Mr. Curtin advised that as the public road standards are lowered, they get closer to the owners on private roads asking for the Town to accept their private roads as town roads. He noted that common driveways don't have frontage, which is one way to discourage roads.

Mr. Curtin stated he would go over the comments with the subcommittee and then come back to the full commission.

Mr. Thomas asked if it would make sense to ask Mr. Sandy Prisloe what it would take to run this through his system. Mr. Ventres stated he would call Mr. Prisloe.

Mr. Ventres distributed Fritz Gahagan's notes on an open space subdivision, as previously discussed.

7. ZEO REPORT

Mr. Ventres distributed documents on accessory units and multi-family units, as well as smart growth/smart energy tool kits. The Commission held a brief discussion on accessory units.

Mr. Ventres informed the Commission that he sent out three cease & desist orders. He did not send out the Corbiel cease & desist order. Mr. Corbiel is working with Mr. Puska, and will provide a status list to the Land Use office the middle of each month.

Mr. Ventres stated that everyone should have received the letter from the DEP regarding permit fees. Every review will now come with a \$60 fee. The State will keep all but \$2 of this fee.

Mr. Brownell noted that everyone should have received a copy of the letter to Attorney Fisher, regarding the AT&T plan.

Mr. Ventres discussed the public water supply systems, and the Goodspeed Opera House. He stated that this Commission has always viewed the Goodspeed housing as transient housing, and we don't have to be the water provider. The WPCA has written two letters stating they were amenable to the Goodspeed managing their own water supply. Mr. Ventres stated that two weeks ago, they were informed that anything occupied over 60 days or greater is considered residential housing. The actors are there for up to 8 weeks at a time. He stated that the Goodspeed has to hire an engineer, install a system, and have a third party review. The WPCA has an agreement written from the Goodspeed, which includes a 10-year bond.

Mr. Brownell inquired about the Salmon River watershed project. Mr. Lyman stated this was an ongoing operation. He stated the Salmon River watershed group was trying to influence towns to adopt their regulations and policies to protect the watershed area. He noted this was similar to the Eightmile watershed program, but lower key than the Eightmile. He noted that we are the beneficiary of the entire effort, because East Haddam is at the end of the river.

Mr. Brownell noted that Mr. Ventres had sent notice of the March 18 annual meeting of P&Z agencies, to be held at the Aqua Turf. In this economy, Mr. Brownell did not recommend attending this event.

Mr. Brownell asked Mr. Ventres to check into the property on Bashan Lake that was renting their facility out for weddings. Mr. Ventres will check and advise at a future meeting.

It was noted that the next meeting would be the review of the Plan of Conservation and Development. Mr. Ventres noted that the Conservation Commission, HDC, and EDC planned to attend.

Mr. Brownell asked if there were any changes to the Plan of Conservation and Development, if they would have to go through the entire process again. Mr. Ventres stated that if there were small amendments, they could just schedule a public hearing. If there were substantial changes, they would have to go back to a Town Meeting.

Mr. Brownell asked Mr. Ventres to provide more information on the Weeds building, including the minutes and a brief synopsis of when Weeds was initially approved.

Mr. Brownell asked Mr. Gillis to call him to provide an Open Space update. Mr. Ventres informed the Commission that the State just announced another grant opportunity. Applications are due May 3, 2010.

Mr. Ventres distributed member contact information, and asked everyone to verify their information and provide him with any changes.

Mr. Salicrup inquired about the outdoor furnaces. He suggested permitting them for 5 years, and attach fees. Mr. Thomas asked how many furnaces were in East Haddam. Mr. Ventres stated there were 6-7 permitted, and 7-8 prior to the permit process. Mr. Curtin asked how many were a problem. Mr. Ventres stated there had been issues with one on Mt. Parnassus Road. Mr. Matthew asked if any had been installed within the last year. Mr. Ventres stated there was one on East Haddam-Colchester Turnpike, and there had been no complaints. Mr. Ventres stated he would ask Mr. Puska to check on how many were actually approved.

9. ADJOURNMENT

Motion by Mr. Matthew to adjourn at 9:12 p.m., seconded by Mr. Thomas, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina