

**PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
February 23, 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 (regular member), Elizabeth Lunt (alternate member), Kevin Matthews (regular member), Anthony Saraco (regular member), Harvey Thomas (regular member)

COMMISSIONERS ABSENT: John Matthew (regular member), Louis Salicrup (Alternate)

OTHERS PRESENT: James Ventres, and the following representatives from various commissions:

- Pat Thomas, Paul Stuhlman, TJ Tarbox, Cynthia Matthew, Peggy Carlson – Conservation Commission
- Greg Chasko – East Haddam Land Trust
- Deb Mathiasen, Bob Scherrer – Economic Development Commission
- Emmett Lyman – Board of Selectmen

Mr. Brownell appointed Ms. Lunt to vote in place of Mr. Matthew this evening.

3. MINUTES:

The minutes of the 2/9/10 meeting were filed with the following amendments:

- Page 1, Attendance: Change “alternate” to “regular” member for Mr. Gillis
- Page 3, 6B, 2nd paragraph, 5th sentence: Replace with “Mr. Curtin advised that as the public road standards are lowered, they get closer to private road standards.”

4. BILLS

<u>Vendor</u>	<u>Invoice</u>	<u>Date</u>
Branse, Willis, and Knapp		
(Lamarre C&D)	1175-10004	\$130.50
(General zoning)	1175-85263	304.50
Suburban Stationers	3512184-0	21.13
NL Jacobson		
(const. costs annual review)	71818	73.96
Valley Press	16187	273.78

Motion by Mr. Thomas to pay the bills as presented, seconded by Mr. Gillis, and carried by unanimous vote.

5. DISCUSSION

A) Review of the Plan of Conservation and Development

Representatives from the Conservation Commission, East Haddam Land Trust, Economic Development Commission, Board of Selectmen were present.

Mr. Tarbox commented that this meeting was not advertised on any of the sandwich boards around town. Mr. Ventres informed him that all of the chairs of the various boards and commissions were notified of this meeting in December 2009. Mr. Ventres stated if representatives from some of the other commissions were not present, they either may have nothing to add, or they may agree with the policies already in place.

The Commission reviewed the action steps by commission, as outlined in the Plan of Conservation and Development.

Planning & Zoning: Mr. Thomas reviewed the action steps and the progress and process for each area.

Board of Finance: No representatives were present this evening to comment.

Board of Selectmen: Mr. Emmet Lyman stated he had had no instruction from the BOS, so this was only his input. He stated the BOS goals were consistent with what was outlined in the Plan of Conservation and Development. He stated the BOS has taken an active role in town, and their behavior was consistent with the Plan.

Public Works Department: Mr. Thumm was not present, but Mr. Ventres informed the Commission that the Public Works Department was looking at road inventories and gravel roads. They were working with the Eightmile River Watershed management team for long-term maintenance of some of the roads within the watershed. Mr. Ventres reported that they have not yet worked on elimination of duplicate road names, or on unused/impassable roads.

Concern was raised regarding duplicate road names. Mr. Curtin noted that this was controversial to some people who might not want to change their mailing addresses. Mr. Tarbox noted that it would be an issue if an ambulance could not get to someone's house. The Commission briefly discussed the Public Works progress, and the need to move forward with the abandoned/recreational roads soon.

Ms. Matthew asked if the Conservation Commission could possibly help this cause. It was suggested that Ms. Matthew contact the Board of Selectmen and the Public Works Department directly.

IWWC: No representative was present this evening.

Conservation Commission: Ms. Matthew believed this review meeting was very helpful. She reviewed their action items as follows:

They had a subcommittee put together a proposal for forest management. She was unclear as to what their role should be regarding marking. Mr. Ventres stated the Conservation Commission could continue to work with local Scouts, and as new information is found, they could add it to the maps. This could work for trails, vernal pools, and other natural resources.

The Conservation Commission has had no involvement with wind mills. A grant has been written for seed money to engage students to get involved in community projects. Ms. Pat Thomas stated the two agricultural teachers at the high school have been working on the grant.

Ms. Matthew stated that future projects would include an inventory program, which was being launched in May. They just began a trail guide update to add newer open space parcels. She hoped this would be online soon. They are working on a linear park in Moodus. The Land Trust has been involved with this effort. She stated there has been some interest for horseback riding trails. She noted that the abandoned road project might be an avenue for this.

Mr. Paul Stuhlman announced that they were working with Rob Smith, who was unable to attend tonight's meeting, and they were considering sponsoring a hike to focus on families.

Eightmile River Watershed Management: No one was present this evening. Mr. Ventres informed the group that the Inland Wetlands and Watercourses Commission will be attending a meeting on March 3, 2010 to look at improving their guidelines.

East Haddam Land Trust: Mr. Greg Chasko stated he has only been on the Land Trust for approximately one month. He reported that they continue to be involved in the Eightmile Rover program. They are looking at 40 acres along the Moodus River for a linear trail.

HDC: No representative was present. Mr. Ventres stated that Dr. Karl Stofko has been working on identifying mills. They have discussed, although Mr. Ventres did not know if it was in their budget, to digitize the photos and putting them into a historical inventory book.

EDC: Ms. Deb Mathiasen reported that they keep in touch with the Selectmen's office regarding grant opportunities, etc. They will be going for an RFP soon for the mobility study. They are researching grant opportunities for a regional collaboration with Haddam for a walkway over the river. They are continuing to work on the Town website, and they have incorporated tourism and attractions. They have implemented a community calendar.

Ms. Mathiasen stated the EDC hope to work with the Conservation Commission to identify recreational areas and natural resources and to determine which should be published as public accessible, etc. For cultural life, Ms. Mathiasen stated they have done some work with local farmers' markets. They look forward to working with the newly formed agricultural commission.

Ms. Mathiasen noted that since the implementation of the EDC Coordinator, they have been able to move forward for the past couple years. They hope to be able to keep the hours during the upcoming budget process. In addition, they plan to look into the infrastructure of Moodus, and what they need to do to continue to grow the area.

Mr. Scherrer stated they drafted a tax incentive policy, which they sent to the BOS. He believed this was with the Town attorney for review.

WPCA: No one from the WPCA was present. Mr. Ventres reported that Mr. Lord was at the watershed meeting tonight. He stated that Chatham Health District had put together a pump out ordinance. That was how they planned to find out the condition of septic. They are working on GIS overlays in the Moodus Village area to identify suitable soils and where existing failures, if any, are located.

Emergency Services: No one was present to report. Mr. Tarbox reported that some properties in town do not have house numbers displayed. This makes it extremely difficult for emergency services. He believed it was time this was remedied. Mr. Ventres asked if Mr. Tarbox would like to add this to the checklist, to which Mr. Tarbox responded affirmatively.

Committee on Aging: No one was present to report.

Streetlight/Safety Committee: No one was present to report.

Board of Education: No one was present to report.

Recreation Commission: No one was present to report.

Youth and Family Services: No one was present to report.

Libraries: Ms. Peg Carlson indicated that the library was expanding it's after school hours until 6:00 p.m. They have a new director, and they are working with the Rathbun. She stated there were references made to old photos at the library. She stated that Charlie Farrow has taken some of their old photos to the Historical Society.

Mr. Brownell thanked everyone for attending tonight's review. Mr. Ventres noted that this was a starting point. Based on this, he suggested sending each chairperson a highlighted section next year, and that they ask them to review them prior to the next review meeting.

Motion by Mr. Thomas to take a brief recess at 8:35 p.m., seconded by Mr. Curtin, and carried by unanimous vote. The meeting reconvened at 8:40 p.m.

B) Discussion of existing subdivision regulations - interior lots

Mr. Ventres distributed notes to the Commission. Mr. Thomas suggested everyone look these over for discussion at the next meeting. Mr. Brownell asked if they were ready to send this to Attorney Branse for review. Mr. Matthews stated the Commission should discuss this first.

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

Mr. Gillis stated the subcommittee has not met. He had not heard from the EDC. Mr. Saraco stated they were no further along than they had been. Mr. Saraco understood that the EDC was going to provide proposed

changes they thought were necessary. He had not heard anything yet. Mr. Brownell stated he would contact Mr. Scherrer.

6. ZEO REPORT

Mr. Ventres distributed a letter from John Matthew. Mr. Ventres and Mr. Brownell believed this was more of a regulation change. They held it so that everyone could think about it.

A representative from the Earth Charter and the Green Committee distributed an agenda and invited the Commission to an event on March 6 at the Gelston House. They plan to have a speaker and discussion regarding sustainable development.

Mr. Ventres distributed information for a rescheduled Salmon River Watershed meeting on March 2. In addition, the Siting Council will hold a meeting on the two proposed cell phone towers. Mr. Brownell asked if this was open to the public, to which Mr. Ventres stated it was. They plan to float a balloon at 2:00 p.m.

Mr. Ventres briefly reviewed outdoor furnaces. He stated since 2005, the State has had 736 complaints regarding outdoor furnaces. A handful of properties were chronic repeat offenders East Haddam was not on the list. East Haddam has 6 permitted units, with about 5 others that were installed before the permits were required. The Commission briefly discussed outdoor furnaces.

Mr. Ventres reviewed zoning violations. He stated he sent a cease & desist for 25 Lakeside Drive. This was for a seasonal structure being used as a year-round. Mr. Brownell and Mr. Thomas both suggested that Mr. Ventres send this to Attorney Branse at this point.

Mr. Ventres will visit Mr. Lipka and Mr. Corbiel every two weeks to monitor compliance.

Another cease & desist order was sent to Mr. Jeff Corriveau on Sipples Hill.

Mr. Brownell asked the status of the lake property that was being rented out for weddings. Mr. Ventres stated the references to weddings has been removed from the website.

9. ADJOURNMENT

Motion by Mr. Thomas to adjourn at 9:06 p.m., seconded by Mr. Curtin, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina