

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
February 11, 2014
(Not yet approved by the Commission)**

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

2. ATTENDANCE:

COMMISSIONERS PRESENT: Crary Brownell – Chairman, James Curtin (regular member), Ed Gubbins (alternate member), Kevin Matthews (regular member), Martha Hansen (alternate member)

COMMISSIONERS ABSENT: Bernard Gillis (regular member), Louis Salicrup (regular member), Jessica Stone (alternate member), Harvey Thomas (regular member), Richard Pettinelli (alternate member)

OTHERS PRESENT: James Ventres and 5 townspeople were present.

Mr. Brownell appointed Ms. Hansen to vote for Mr. Thomas this evening.

3. MINUTES

The minutes from the January 28, 2014 meeting were reviewed and approved as written,

4. BILLS

Nathan Jacobson (General consulting annual bond cost update)	\$348.29
Branse, Willis and Knapp (Shagbark, Wildwood issue with year-round status, Emergency access - Scoville Landing)	795.50
Hartford Courant	611.58

Mr. Ventres explained the issue with the emergency access. Presently, the access goes to the backside of Scoville Landing and the abutting neighbors are requesting the access road be updated.

Mr. Curtin asked for a breakdown of the bond cost update. Mr. Ventres will obtain this information.

Motion by Mr. Gubbins, seconded by Mr. Matthews to pay the bills. Motion carried by unanimous vote.

5. ACKNOWLEDGMENTS AND SET HEARING DATES

Nothing to acknowledge.

A motion was made by Mr. Curtin to change the order of business. Seconded by Mr. Matthews and carried by unanimous vote.

7. DISCUSSION

A) Agricultural Uses

Mr. Thomas was not present to report this evening.

B) Gateway Height Regulation

No new information was provided.

C) Discussion of Plan of Conservation and Development Review – P&Z section

Mr. Brownell indicated that each February at the second meeting, the commission reviews the Plan of Conservation and Development.

Mr. Ventres recalled that the State statute requires that every 10 years, if they have done nothing to change the plan, they review the plan. By reviewing this plan on an annual basis, the commission is not required to revise it at the 10 year mark. However, the commission decided to send this out for comments by 2015.

The commission briefly discussed affordable housing. Mr. Ventres explained that once a house is deeded “affordable housing”, it must stay that way for 40 years with a restriction on the deeds..

Mr. Brownell stated the commission has continued to update their regulations, some of which fit into this review. The commission has looked at planned unit residential developments (PRUDs). They have not started working with the community on aging. Their focus is applying for a grant this spring for rehabilitation of their current units.

Mr. Brownell asked if Mr. Ventres has heard from any commissions yet. Mr. Ventres distributed the draft from the EDC, for review and discussion at the next meeting.

D) Other regulations and ordinances to review

Mr. Ventres recalled from the last meeting, the commission was going to look at the Moodus area for future development. Mr. Brownell explained that the commission had begun to look at Moodus for its potential development. Some of the soils are limited in many areas of Moodus. Mr. Ventres presented a plan to the commission for septic suitability. The other side listed farmland. Mr. Ventres reviewed this plan with the commission. For section labeled 60B, and behind the old middle school,

there was a study from Milone and MacBroom on file for this. Mr. Curtin opined that other than the land near Joe Williams Road, there was really no area for possible septic/sewer systems.

Mr. Ventres noted that Grist Mill is listed as urban soil because of the pavement, even though there is some sand and gravel below at least part of the parking lot.

Mr. Ventres stated that no discharge may be discharged into the Salmon River, to which Moodus River is a tributary. Responsive to inquiry by Mr. Brownell, Mr. Ventres stated that this came about in the 1970's.

Mr. Brownell stated that people wanted to keep Moodus center as a viable option for development.

Mr. Matthews asked what the next step would be. Mr. Ventres stated he could draft a letter for the commission's review and then send it to the Economic Development Commission. The consensus of the commission was that they would like Mr. Ventres to prepare this letter.

Mr. Brownell inquired about Shadybrook. Mr. Ventres stated there was a gravel pit. Mr. Curtin stated that this area was taken down close to the water table.

10. ZEO REPORT

Mr. Ventres received a letter from the Town of Salem for a hearing on the keeping of hens as an accessory to single family residences.

Mr. Ventres also received notices for the annual 66th CFPZA Conference at the Aqua Turf on Thursday, March 13, 2014.

Mr. Ventres stated that Mr. Cais's motion to strike was ruled upon. Mr. Ventres hoped to go to court and finalize the Sillmanville and Powerhouse Road issues.

Mr. Ventres stated the grant applications for the elementary school and the old middle school have both been submitted to the USDA. This has to be done before asking the Town, because without a commitment from the USDA, they do not have a solid number to attach to it.

Mr. Brownell asked who was responsible for picking up old signs around town. Mr. Ventres stated he and Mr. Puska typically get a call from people, and Mr. Puska removes them.

Mr. Brownell inquired about the Moodus green. Mr. Ventres stated the application is at the State. They were denied the first time, and they are waiting for the second round.

Noting the time was now 8:00 p.m., the public hearing began.

6. PUBLIC HEARING

A) Application 14-05, Jefferson Riley, 89 River Road, Special Exception Review to demolish and construct a single-family residence and a guest house (over four thousand square feet). Assessor's Map 1, Lot 15.

First date: February 11, 2014

Last date: March 17, 2014

Mr. Jeff Riley addressed the commission. Mr. Ventres presented the plan which is within the Gateway zone. This proposal exceeds 4,000 square feet. Gateway has review of projects over 4000 square feet that are located in the conservation zone.

Mr. Riley submitted the green, certified receipt cards to the commission. He did not get a receipt from the Gateway Commission, but they did write a letter, so they obviously know about it.

Mr. Riley reviewed the proposal for a house and the existing barn. They plan to have a two-phase project. The first phase would be a 1650 square foot guest house, with a studio above. When this is complete, they plan to demolish the main house, which would be somewhat smaller. The existing house has 7 bedrooms and 9 ½ bathrooms. The new house will have 5 ½ bathrooms. The part will have a kitchen, living room, small den, and a master bedroom above it. There is a pool, and that will remain. He reviewed the plans for the new basement. He reviewed the new guest house, conservatory, and library. There will be a vegetated roof over part of the new structure. He brought photographs of the proposed zinc roof. The siding will be a pre-painted cement board.

Mr. Brownell asked the life expectancy of the zinc roofs. Mr. Riley stated it would be at least 30 years. It is similar to many types of roofing.

Mr. Riley explained that there would be a lot of natural stone in the project.

Mr. Brownell asked about the gazebo location. Mr. Riley noted it would be located on the southeastern section of the property. He also showed a photograph and stated that the trees would be kept. He believed the new house would actually stand out less from the water, since the existing house is a blue-gray. The new house would be lower in height than the existing house. It would be wider than the existing house, but the wider part will go into the trees.

Mr. Curtin asked how much wall would be exposed from the water. Mr. Riley showed in the photograph how much would be exposed.

Mr. Curtin inquired about the stonework. Mr. Riley stated much of this is existing.

Mr. Ventres took the plans to Torrance Downes at the Gateway Commission. There is a small amount over the 35 foot limit, but Gateway allows up to 10% of the footprint to exceed 35 feet as long as it is part of an architectural feature. Mr. Ventres distributed a GIS map that was forwarded to Gateway.

Mr. Ventres distributed and read into the record a letter dated January 28, 2014 from the Gateway Commission. The Gateway commission determined that the proposal, although expansive, was consistent with the protective mission of the Gateway Commission. Gateway suggested P&Z review plantings, colors of the structure, and roof materials/reflectivity. They indicated it was critical that few if any trees be cut to construct this house.

Mr. Ventres read into the record a letter dated January 30, 2014 from Chatham Health District. In this letter, Ms. Elizabeth Davidson stated this application meets the requirements of the Public Health Code, with conditions that the existing septic tank must be relocated, a permit must be obtained for the new septic tank and well, the house plans and site plan must be submitted for review and be approved by Chatham at the time of building permit application; The house plans should follow the submitted site plan, prior to signoff by Chatham, a water test on the new well is required, and the water must pass potability standards. In addition, a new septic tank with a minimum of 1,500 gallons must be installed and approved by Chatham. The size of the septic tank would have to increase by 250 gallons for each garbage grinder to be installed.

Mr. Brownell asked where the drainage and runoff would go. Mr. Riley stated they have not really altered any of the grades. They would push the grade out somewhat.

Mr. Brownell asked where the existing well and septic was located. Mr. Riley showed this area on the plan. They plan to install a new 2,000 gallon tank in this area. Mr. Riley stated this system is actually sized for 10 bedrooms.

Mr. Curtin asked about tree cutting. Mr. Riley stated there is a grove of trees. The view corridor is the only area that is cut. They will maintain what is there. There are two trees that needed to come down, one of which is a dogwood.

Mr. Brownell asked about the color. Mr. Riley stated the color would be as on the plan, earth tone.

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

A motion was made by Mr. Gubbins to close the public hearing. Seconded by Mr. Matthews and carried by unanimous vote.

A motion was made by Mr. Curtin to approve Application 14-05, Jefferson Riley, 89 River Road, Special Exception Review to demolish and construct a single-family residence and a guest house (over four thousand square feet). Assessor's Map 1, Lot 15 with the condition that all the requirements set forth by the Chatham Health District must be adhered to.

Mr. Ventres stated the Town has a grant for an agricultural building/kitchen. Mr. Ventres stated they have done test pits to make sure there is adequate septic. He did not know when this would come before the commission, but he notified the member of the audience that she would be notified, since she is an abutter. Mr. Ventres stated she could call his office when she had questions.

Motion by Mr. Curtin, seconded by Mr. Matthews to enter Executive Session at 8:42 p.m. to discuss potential legal issues. Motion carried by unanimous vote.

Mr. Curtin amended his motion to invite staff to stay for the executive session. The amended motion was seconded by Mr. Matthews, and carried by unanimous vote.

Motion by Mr. Curtin to exit Executive Session at 9:30 p.m. Seconded by Mr. Matthews and carried by unanimous vote.

NO VOTES WERE TAKEN, AND NO DECISIONS WERE MADE.

9. ADJOURNMENT

Motion by Mr. Matthews to adjourn at 9:31 p.m. Seconded by Mr. Gubbins and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina