

**PLANNING & ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
April 8, 2014  
(Not yet approved by the Commission)**

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

**2. ATTENDANCE:**

**COMMISSIONERS PRESENT:** James Curtin (regular member), Bernard Gillis (regular member), Ed Gubbins (alternate member), Martha Hansen (alternate member) Kevin Matthews (regular member) (arrived 7:17 p.m.), Richard Pettinelli (alternate member), Louis Salicrup (regular member), Harvey Thomas (regular member)

**COMMISSIONERS ABSENT:** Crary Brownell – Chairman, Jessica Stone (alternate member)

**OTHERS PRESENT:** James Ventres, Emmett Lyman, and 9 townspeople were present.

Mr. Curtin appointed Mr. Pettinelli to vote for Mr. Brownell, and Ms. Hansen to vote for Mr. Matthews until his arrival this evening.

**3. MINUTES**

Mr. Matthews arrived at 7:17 p.m.

The minutes of the March 25, 2014 meeting were accepted as presented.

**4. BILLS**

NL Jacobsen & Associates	\$217.40
(Bond update costs, review for Banner modified)	

Gould, Larson, Bennet, Wells, & McDonnell	705.00
(Milan Cais matter)	

Suburban Stationers	136.65
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Branse, Willis, & Knapp	277.50
(Discussion on Brownell, Davis South Avenue, conflict issues, new legislation)	

**Motion by Mr. Thomas, seconded by Mr. Matthews to pay the bills as presented.  
Motion carried by unanimous vote of all voting members.**

## 6. ACKNOWLEDGMENTS AND SET HEARING DATES

**A) Application 14-08, Melissa Luke, applicant, James Gamberale and Jo Ann Parady, property owners, Special Exception application to open a summer camp at 138 Leesville Road (Cave Hill). Assessor's Map 63, Lot 27.**

**First date: April 8, 2014**

**Last date: June 11, 2014**

Mr. Ventres informed the commission that this application needed to be reviewed, but it will be ready for a public hearing on May 13, 2014. He commented that this applicant has been very proactive about getting their permits in place. In addition, they also have an existing water supply approval.

Responsive to inquiry by Mr. Gillis, Mr. Ventres stated that the camp will run between Monday-Friday. Mr. Salicrup asked if this would be like a daycare, to which Mr. Ventres reported it was not. Mr. Salicrup asked if there would be infants, to which Mr. Ventres responded no.

**Motion by Mr. Thomas, seconded by Mr. Pettinelli to set a public hearing for Application 14-08, Melissa Luke, applicant, James Gamberale and Jo Ann Parady, property owners, Special Exception application to open a summer camp at 138 Leesville Road (Cave Hill) on May 13, 2014, 8:00 p.m. at the Town Grange.**

## 7. ANNUAL REVIEW OF THE PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Ventres had distributed a draft with yellow highlighting. Mr. Curtin asked if they were just looking to see where they may expand. Mr. Ventres asked if they wanted to wait for the subcommittee. Mr. Curtin stated that just because they may look at expanding zones, people would have to want it.

Mr. Curtin noted that there was a letter from Shagbark. This was a request to go back to the former zone.

Mr. Ventres distributed a section from the review by Midstate Regional Planning. At the time of the 2008 Plan of Conservation and Development revision, the existing IG designation was in conflict with the State Plan of Conservation and Development. This conflict was due to the prime agricultural soils in the area around Balleks and Shagbark (by the power lines). Mr. Ventres noted that Midstate had less concerns when they found out that the IG-5 designation for these areas was for agricultural uses and other traditional agricultural heritage uses. He hoped to review this with the subcommittee. However, this is not a formal application to change the zone at this point.

Mr. Gillis asked how they arrived at the 10,000 square foot building. Mr. Ventres replied that a subcommittee of property owners that came up with that number, during what was almost a two-year process. Mr. Pettinelli believed this size was small. It was noted that this was the number that came back from the subcommittee.

Mr. Curtin asked if there were conflicts. Mr. Ventres stated the I-Park was in this zone; however, they need to come before the commission for a special exception application.

Mr. Ventres reviewed the draft. Mr. Curtin believed they should look at the draft and make recommendations. He believed the subcommittee's discussions would go on for a while. Mr. Ventres stated that this commission wrote the chapter on economic strength around a format that addressed all of the boards and commissions and not just one commission per chapter. He asked if the commission wanted him to prepare a draft. Mr. Curtin suggested that Mr. Ventres do this. Mr. Thomas suggested Mr. Ventres prepare a semi-final draft and share it with Mr. Casner. Mr. Curtin stated that Mr. Brownell should be here when the commission acted on it.

## 8. ZEO REPORT

Mr. Ventres went with Mr. Walter and Ms. Lunt to look at the effects from the 5-inches of rain that fell over the past week. There was speculation that the area on Landing Hill blew out because of the Somosky project on Porges Road; however, Mr. Ventres reported this was not the case. There are two old houses that were constructed adjacent to an intermittent stream. There is also a Chinese cedar/redwood tree that was planted in the 1970's. This tree, which is now nearly 70-feet tall, has poked through the piping and the system is backed up.

Mr. Ventres stated that Mitchell Road again was having problems from the storms.

Mr. Curtin asked if the Somosky house project on Porges Road was still being constructed. Mr. Ventres responded affirmatively. It was noted that this property contributes less than 5% of any runoff to this area.

The Commission discussed Succor Brook, which blew out some of the State channel work, as well as other areas around town, including Haywardville Road. It was noted that the recently completed sleeve project on Haywardville Road had worked.

The Commission discussed the Milan Cais matter, and the email from Gould, Larson, Bennet, Wells, & McDonnell, as well as the court's judicial notice.

Mr. Ventres discussed the possibility of constructing a town landing on the Connecticut River. The commission discussed the float plane landing area for the Goodspeed Airport.

Mr. Pettinelli asked about the sign at Scott Energy, which is again placed in an area which is impeding the sight line. He noted that the wheels of the sign are actually in the State's right of way.

Mr. Salicrup commented that the Wrastling Cats sign was lit. Mr. Ventres stated he drove by this today, and just the "open" sign was there. Mr. Salicrup will check tonight on his way home.

Mr. Gillis asked the status of the open space grant application. Mr. Ventres stated he has submitted the applications, and they need to be reviewed by the State. The commission discussed their recent vote for the open space parcels, as well as the appraisal/value of the two parcels.

## 9. ADJOURNMENT

Motion by Mr. Salicrup to adjourn at 7:58 p.m. Motion seconded by Mr. Gillis and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina