

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
April 22, 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) Richard Pettinelli (alternate member),

COMMISSIONERS ABSENT: Cray Brownell – Chairman, Kevin Matthews (regular member), Louis Salicrup (regular member), Jessica Stone (alternate member), Harvey Thomas (regular member)

OTHERS PRESENT: James Ventres, Scott MacKinnon

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

3. MINUTES

The minutes of the April 8, 2014 regular meeting were accepted with the following amendments:

- Page 2, Item 7, 1st paragraph, 2nd sentence: Change “they were” to “the Economic Development Commission was”, and “they” to “EDC”
- Page 3, Item 8, Paragraph 7, 2nd sentence: Remove “wheels of the”, and change “are” to “in”

4. BILLS

Valley Press <i>(printing regs.)</i>	\$1050.00
Valley Press <i>(zoning permit applications)</i>	291.00
Hartford Courant) <i>(legal notices)</i>	421.12

**Motion by Mr. Gubbins, seconded by Mr. Pettinelli to pay the bills as presented.
Motion carried by unanimous vote.**

5. DISCUSSION

Mr. Ventres informed the commission that the eatery at 32 Main Street may be coming to the commission for a liquor permit. Mr. Ventres advised the owner to prepare his floor plan and submit it to the liquor commission.

Mr. Ventres stated the owner of the Moodus Ice Cream Parlor would like to apply for a once-a-month car show on Sunday afternoons after the pharmacy closes. Mr. Ventres asked if the commission would like to have them apply for this. The consensus was that the ice cream parlor application would need to be reviewed by the Commission as a special exception application, once they have a plan.

Mr. Ventres indicated that Ms. Deb Mathiasen approached him about leases of land that the Agricultural Commission is looking to lease. This was addressed under CGS Sec. 8-24 review, when the Town has purchased the property. The consensus of the commission was that they were amenable to the leased fields of the Shugrue and Harris properties, but that this was really under the Selectmen's purview.

Mr. Ventres stated he has to periodically check the Cais property for compliance. They are still working through the legal process on the Power House Road property.

Mr. Ventres advised the commission that the property of Roy Perkins on Sillimanville Road appealed to the Board of Assessment Appeals. The Board of Assessment Appeals lowered Mr. Perkins' property value by 30% due to blight.

Mr. Curtin inquired about a property on Porges Road. Mr. Ventres stated that the Building Official has sent him another letter. A brief discussion ensued regarding blight.

Mr. Ventres reviewed the April 8, 2014 memorandum from Caleb Hamel, Esq. of Branse, Willis, and Knapp, LLC. The memorandum discussed a recent case wherein a property owner sued the town's zoning board of appeals after an applicant received approval from the wetlands commission, but did not then receive approval from the zoning board of appeals. The judge in this case ruled on behalf of the town.

7. ANNUAL REVIEW OF THE PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Ventres distributed copies of the draft of Chapter 8 – Economic Strength. He stated that Mr. Simmons spoke with Mr. Casner today, and they would like to add additional items. Mr. Ventres stated they could keep this topic open for discussion at a future meeting.

Mr. Ventres stated he had some information on moorings, for discussion at a future meeting when Mr. Matthews was present. Mr. Ventres distributed a map for a seaplane runway that was approved in the

1960's. Mr. Gubbins and Mr. Curtin believed there would still be room for moorings, even with this runway.

TAPE CHANGE (1B)

Mr. Curtin asked if the docks would be coming to the commission. Mr. Ventres believed this had been before the commission years ago. He will pull up the information from this approval for a future meeting.

Mr. Gubbins asked who had jurisdiction over the large directory signs. It was noted that the EDC was responsible for this. Mr. Gubbins suggested this would be helpful to have in the village during the detours.

6. PUBLIC HEARING

A) Continued: Application 14-06, Bob Gagnon, applicant, RMD Land Development, LLC, property owner, 159 and 163 Leesville Road, Special Exception Review to construct one two-family home on each lot. Assessor's Map 63, Lots 37 and 38.

First date: March 25, 2014

Last date: April 28, 2014

No one representing the applicant was present at this meeting.

Mr. Ventres stated he received a request from Gordon Sime to extend to the next meeting.

It was decided that the commission did not need to open this hearing to the public, since there was no public here this evening.

Motion by Mr. Gillis to grant the extension and to continue Application 14-06 to the next regularly scheduled meeting on May 13, 2014, 8:00 p.m. at the Town Grange. Seconded by Mr. Gubbins, and carried by unanimous vote.

B) Proposed Changes to the Agriculture regulations in the East Haddam Zoning Regulations

Mr. Ventres distributed copies of the proposed regulations. He briefly reviewed the changes, which included a definition of agriculture, so that it mirrors the State's language. In addition, they added accessory uses to agriculture.

Mr. Pettinelli asked if the tasting and sampling room was included in the 75 square feet. Mr. Ventres stated this would be permitted under an accessory use. Mr. Ventres stated that they had reviewed the regulation a few years ago.

Mr. Pettinelli stated if the tasting room was not defined, they would end up with weddings, etc. Mr. Ventres read from the accessory uses to agriculture section of the proposed regulations. He stated this language allows someone to come before the commission for such events. Mr. Curtin asked if this was covered under vineyards, to which Mr. Ventres stated it was not. Discussion ensued

regarding tasting rooms. Mr. Ventres suggested moving items 2, 3, and 4 from the first paragraph of Accessory Uses to Agriculture and adding them to the last paragraph. So they would come under special exception review.

Mr. Curtin opened the hearing to the public.

Mr. MacKinnon stated he understood the reason Mr. Ventres wanted to make the language consistent with the State's language. He stated that the Agricultural Commission reviewed the language and signed off on it. Mr. Ventres stated he had review letters from the Agricultural Commission in favor of this. He read into the record a letter dated March 26, 2014 from the Lower Connecticut River Valley, prepared by J. H. Torrance Downes. In their review letter, they asked if the commission would consider items such as noise, traffic, sanitation, etc. Mr. Ventres spoke with Mr. Downes and explained that this was why they made it approvable by special exception.

Mr. Pettinelli suggested they add C.G.S. at the end of the Agriculture Definition.

Motion by Mr. Gubbins, seconded by Mr. Pettinelli to close public hearing on the proposed changes to the Agriculture regulations. Motion carried by unanimous vote.

Motion by Mr. Pettinelli to accept the amended agricultural definitions as amended, including moving the sections discussed to special exception. Motion seconded by Mr. Gubbins, and carried by unanimous vote.

8. ZEO REPORT

The commission discussed Staehly's plan for making fruit wines. Mr. MacKinnon stated there is a very successful operation in Shelton.

END OF TAPE

The commission briefly discussed the Taste of East Haddam, which is scheduled for May 3, 2014. Mr. Gubbins suggested that a chili cook-off could bring in additional people.

Mr. Curtin stated that someone had asked him about logging. Mr. Ventres stated that on a private property, they do not need a permit. However, they need to come in to see Mr. Ventres regarding the scope of the work, and whether or not they need a wetlands permit for crossing.

9. ADJOURNMENT

Motion by Mr. Gubbins to adjourn at 8:30 p.m. Motion seconded by Mr. Gillis, and carried by unanimous vote.

Respectfully submitted,
Holly Pattavina