

PLANNING AND ZONING COMMISSION
TOWN OF EAST HADDAM
LANDUSE OFFICE REGULAR MEETING MINUTES

May 13, 2014

(Not yet approved by the Commission)

1. CALL TO ORDER: Mr. Brownell called the meeting to order at 7:20 p.m.

2. ATTENDANCE:

COMMISSIONERS PRESENT: Crary Brownell, Chairman, James Curtin, Harvey Thomas, Bernard Gillis, Ed Gubbins, Louis Salicrup, Richard Pettinelli, Martha Hansen

COMMISSIONERS ABSENT: Kevin Matthews, Jessica Stone

Mr. Brownell assigned Mr. Pettinelli to vote in the absence of Mr. Matthews.

3. MINUTES

The Commission reviewed the meeting minutes of the April 22, 2014. The minutes were approved as amended:

Under attendance, Mr. Gubbins should be listed as a regular member.

Page 2, Mr. Curtin noted that the minutes should reflect that as with all special exception approvals, once the Commission sees the function operating smoothly, the review can be conducted administratively.

Page 3, 3rd paragraph, Mr. Gubbins noted that it would be helpful to have a directory sign across from Orchard Road and not in the Village.

4. BILLS

	Invoice	Amount
Hartford Courant	001290622	\$671.75
Suburban Stationers	3805542-1	52.96

A motion was made by Mr. Curtin to pay the bills as presented. Seconded by Mr. Gubbins and carried by unanimous vote.

5. ACKNOWLEDGEMENTS AND SET HEARING DATES

**A) Application 14-09, Nicole Vasile, 186 North Moodus Road, Special Exception review for an accessory apartment. Assessor's Map 81, Lot 73,
First date May 13, 2014 Last date: July 16 2014**

Mr. Ventres stated that this application was before the Commission for an accessory apartment that was built without approvals. The plans will be reviewed by both the Chatham Health District and the Building Official. The applicant will be ready for a public hearing on May 27th.

A motion was made by Mr. Curtin to schedule a public hearing on May 27, 2014. Seconded by Mr. Pettinelli and carried by unanimous vote.

**B) Middlesex Hospital, Special Exception Review, 27 Wm F Palmer Road, professional medical offices
First date: May 13, 2014 Last date: July 16, 2014**

Mr. Ventres informed the Commission that he has received an application to convert the former Swan Funeral Home / daycare building on Wm F. Palmer Road into professional medical offices. The facility will be run by Middlesex Hospital.

**A motion was made by Mr. Gubbins to set a public hearing for May 27th.
Seconded by Mr. Curtin and carried by unanimous vote.**

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

7. ANNUAL REVIEW OF PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Ventres informed the Commission that Peter Simmons, Economic Development Coordinator, has requested more time in order to review the revised draft of Chapter 8.

Mr. Thomas suggested that the EDC be given an end date. The Commission agreed that Mr. Ventres should send a letter to the EDC informing them that all revisions to Chapter 8 must be completed by the end of June.

The Commission also discussed the letter from Fred Hunt, Shagbark Lumber, requesting a zone change. Mr. Curtin noted that it was not a formal application.

Mr. Ventres stated that at the previous meeting, the Commission agreed that the Planning and Zoning/EDC subcommittee would review septic capacities and sewer needs first, then review any potential zone change expansion possibilities in all commercial and industrial districts.

The Commission requested that Mr. Ventres write a draft and forward it to Mr. Brownell for review.

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 at 159 and 163 Leesville Road.

Assessor's map 63 and Lots 37.

First date: March 25, 2014

Last date: April 28, 2014

Mr. Gagnon was present to submit the revised plans. Mr. Ventres noted that the public hearing was continued because they were awaiting review by the Chatham Health District. He read into the record an approval letter from the Health District.

Mr. Gagnon stated that the buildings will be rental properties and his company has over one hundred-fifty rentals throughout the state. He explained that the homes will be vinyl sided and they will not be visible from the road.

Mr. Curtin asked if there was sufficient parking on the lots. Mr. Gagnon responded that in similar units that he owns, the tenants stack their vehicles. It was noted that there was additional space available on each lot.

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

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

A motion was made by Mr. Curtin to approve 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, as per the plans submitted. Seconded by Mr. Gillis and carried by unanimous vote.

B) New: Application 14-08, Melissa Luke, applicant, James Gamberale and JoAnn 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: May 13, 2014

Last date: June 16, 2014

Melissa and David Luke presented the plans to the Commission.

Mr. Ventres noted the application was before the Commission because Cave Hill Resort has operated as a family resort camp and the applicant was proposing to operate as a youth camp. As with Camp Chomeish, Attorney Branse felt that it was a change of use and therefore did require a Special Exception review.

Mr. Ventres stated that with this facility, many of the important items were already in place. He said that the facility already had a public water system regulated by the Department of Health, the pool is inspected annually, the kitchen was reviewed by the Chatham Health District, and since no additional beds were proposed the existing septic was adequate for the proposed use.

Mr. Ventres read into the record a letter from the Fire Marshal, Donald Angersola. The letter contained a check list of the items that need to be addressed prior to opening, but Mr. Angersola was confident that they could be addressed by the owner.

Ms. Luke stated that the youth camp would be open for two weeks this year, with possible expansion next year. The camp would operate Monday through Friday, the Cave Hill Resort would have people for the weekends. The facility has ninety beds but could only have a maximum of seventy guests since the other beds would account for staffing,

This would be an overnight camp for children ages 8 – 15 years. There will be a nurse's station on site and there is an agreement with Dr. Gourlie to review all the campers' medical forms.

Mr. Brownell opened the hearing to the public.

No comments were offered.

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

A motion was made by Mr. Curtin to approve Application 14-08, Melissa Luke, applicant, James Gamberale and JoAnn Parady, property owners, Special Exception review to open a summer camp at 138 Leesville Road (Cave Hill) with the condition that all items listed in the Fire Marshal's letter must be addressed and completed prior to opening. Assessor's Map 63, Lot 27. Seconded by Mr. Gillis and carried by unanimous vote.

10. ADJOURNMENT

A motion was made by Mr. Gubbins to adjourn the meeting at 9:35 p.m. Seconded by Mr. Pettinelli and carried by unanimous vote.

