

PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
May 27, 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), Martha Hansen (alternate member), Kevin Matthews (regular member), Richard Pettinelli (alternate member), Harvey Thomas (regular member)

COMMISSIONERS ABSENT: Crary Brownell–Chairman, Ed Gubbins (alternate member), Louis Salicrup (regular member), Jessica Stone (alternate member),

OTHERS PRESENT: Jim Ventres, Conservation Commission representative, and 9 members of the public were present

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

3. MINUTES

The minutes of the May 13, 2014 regular meeting were accepted as printed.

4. BILLS

NL Jacobson & Associates	\$470.34
(Cul-de-sac evaluations for fire truck turnarounds, Banner Lodge)	

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

5. ACKNOWLEDGMENTS AND SET HEARING DATES

A) Application 14-12, Sarah Crosby, applicant, Felciano Plumbing and Heating, LLC, property owner, 30 Falls Road, Special Exception application to establish a veterinary hospital in an existing commercial building. Assessor's Map 65, Lots 132 and 17.

First date: May 27, 2014

Last date: July 29, 2014

No one representing the applicant was present at this meeting. Mr. Ventres presented applications to the commission.

Mr. Pettinelli recused himself from this application, as the property owner is a friend of his.

Mr. Ventres informed the commission that the applicant should be ready for June 10, 2014.

Motion by Mr. Thomas to set a public hearing for June 10, 2014, 8:00 p.m. at the Town Grange to hear Application 14-12, Sarah Crosby, applicant, Felciano Plumbing and Heating, LLC, property owner, 30 Falls Road, Special Exception application to establish a veterinary hospital in an existing commercial building Motion seconded by Mr. Gillis, and carried by unanimous vote.

Addition:

**B) Application 14-11, Mary Rozwadowski, 49 Eli Chapman Road, Special Exception application for an accessory apartment above the garage. Assessor's Map 74, Lot 162.
First date: May 27, 2014 Last date: July 29, 2014**

No one representing the applicant was present at this meeting. Mr. Ventres indicated he has received an application for an accessory apartment at this home.

Motion by Mr. Pettinelli to accept this addition to the agenda, and to set public hearing for Application 14-11, Mary Rozwadowski, 49 Eli Chapman Road, Special Exception application for an accessory apartment above the garage for June 10, 2014. Motion seconded by Mr. Thomas and carried by unanimous vote.

Motion by Mr. Thomas, seconded by Mr. Pettinelli, and carried by unanimous vote to change the order of business.

7. ANNUAL REVIEW OF THE PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Ventres spoke with Mr. Simmons and asked him to provide the information. Otherwise, they could look at it again during the February, 2015 annual review.

8. DISCUSSION

Mr. Curtin stated that the parking for the duplex at Salmon River Estates is too tight. He believed that if the current regulations allow this type/amount of parking, they should change the regulations. He stated the commission also took the applicant's word that the neighbor Tarnowski cannot see the property from his house. He suggested this should be addressed in future applications to require some type of buffer if the neighbors can see it. A brief discussion ensued. The consensus of the

commission was to have Mr. Ventres research other towns and prepare a draft for review at a future meeting.

Mr. Pettinelli stated he received an invitation to Shagbark's opening of their solar panels. He asked the status of Shagbark's compliance with other prior requirements. Mr. Ventres has spoken with Shagbark's attorney. Mr. Pettinelli indicated that he is amenable to helping businesses, but this is setting a bad precedent. Mr. Matthews stated this is also a liability issue.

8. ZEO REPORT

Mr. Ventres reported that a virus wiped out their computer systems. They have been working to try to restore some of the information. Discussion ensued about backups, restoration, GIS, and plans for the future.

Mr. Ventres distributed a letter from Labs4Rescue, seeking approval to hold a pet adoption event at Two Wrastlin' Cats on Saturday, June 8, 2014.

Mr. Gillis asked if there was any fallout from the Succor Brook flood due to the recent storms. It was noted that Shagbark was flooded. It was estimated that at least two million gallons of water let go when the dam breached.

**Motion by Mr. Gillis, seconded by Mr. Pettinelli to take a brief recess at 7:55 p.m.
Motion carried by unanimous vote. The meeting reconvened at 8:00 p.m.**

6. PUBLIC HEARING

Mr. Matthews read the call for the following public hearing:

**A) Application 14-09, Nicole Vasile, 186 North Moodus Road, Special Exception application for an accessory apartment. Assessor's Map 81, Lot 73.
First date: May 27, 2014 Last date: June 30, 2014**

Mr. and Mrs. Vasile addressed the commission. They reviewed their proposal for an accessory apartment at their house. Ms. Vasile stated one cannot see their house from the road. Mr. Ventres distributed copies of the revised floor plan, after the building official and the fire marshal reviewed the plan. Mr. Ventres stated any approval by the commission should include this floor plan.

Mr. Ventres read into the record a letter from Chatham Health District, which stated the application meets the requirements of site suitability per B100a of the Connecticut Public Health Code. This house will now be considered a 5-bedroom home.

Mr. Pettinelli noted that there are no closets in the proposed bedroom, but there are closets in the family room and office. Mr. Ventres stated this would be a matter for the building official. Mr. Pettinelli suggested the closet be moved to the left.

Ms. Vasile submitted the green, certified receipt cards to Mr. Ventres. She noted that one person had not picked up his letter.

Responsive to inquiry by Mr. Matthews, Mr. Vasile stated this apartment was for his parents.

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

Motion by Mr. Thomas, seconded by Mr. Gillis, and carried by unanimous vote to close the public hearing of Application 14-09, Nicole Vasile, 186 North Moodus Road, Special Exception application for an accessory apartment

Motion by Mr. Matthews to approve Application 14-09, Nicole Vasile, 186 North Moodus Road, Special Exception application for an accessory apartment, with the floor plan as received by the commission this evening, and with Chatham Health District compliance. Motion seconded by Mr. Thomas, and carried by unanimous vote.

B) Application 14-10, Middlesex Health Resources, Inc., applicant, JITC, LLC, property owner, 27 Wm F Palmer Road, Special Exception application for professional medical offices. Assessor's Map 65, Lot 157.

First date: May 27, 2014

Last date: June 30, 2014

Mr. Donald Ludwig addressed the commission on behalf of the applicant. Mr. Ventres stated in each packet, there was a narrative outlining the project.

Mr. Ludwig stated this property was formerly a daycare. He reported that Dr. Gourlie has outgrown his space at the end of this road, and they are looking to expand into this space.

Mr. Ventres noted that the current sign would be moved, so it does meet the regulations. The parking is sufficient for this use.

Mr. Ventres read into the record a letter from Chatham Health District, which approved the conversion of this site from a daycare to a medical office building.

Mr. Ventres inquired about the green, certified receipt cards.

Mr. Pettinelli asked if there would be a dumpster. Mr. Ludwig stated they would use a dumpster for waste. Mr. Pettinelli suggested that the dumpster should be screened.

Mr. Pettinelli asked about external lighting, and if it was needed. Mr. Ventres stated there are lights in place, and they are needed. There is no proposal for new lights; however, there is one light that is damaged.

Mr. Curtin opened the hearing to the public.

Attorney Scott Jezek spoke in support of this application. He did ask that the commission consider the 25-foot right-of-way between his office and the proposed site. He stated that he has enjoyed use of this right-of-way. He noted that there are high lights in the back of the building, but no one lives there, so it should not be a problem.

Responsive to inquiry by Mr. Matthews, Mr. Ludwig stated the hours would be the same as Dr. Gourlie has now.

Mr. Pettinelli suggested a concrete pad for the dumpster. This will protect the driveway.

Motion by Mr. Thomas, seconded by Mr. Gillis, and passed by unanimous vote to close the public hearing of Application 14-10, Middlesex Health Resources, Inc., applicant, JITC, LLC, property owner, 27 Wm F Palmer Road, Special Exception application for professional medical offices.

Motion by Mr. Thomas to approve Application 14-10, Middlesex Health Resources, Inc., applicant, JITC, LLC, property owner, 27 Wm F Palmer Road, Special Exception application for professional medical offices, with the condition that a dumpster pad and screening be added to the plan, and that all external lighting shall be shielded. Motion seconded by Mr. Gillis, and carried by unanimous vote.

9. ADJOURNMENT

Motion by Mr. Matthews to adjourn at 8:24 p.m. Motion seconded by Mr. Pettinelli and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina