

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
June 24, 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), Bernard Gillis (regular member), Ed Gubbins (regular member), Martha Hansen (alternate member), Richard Pettinelli (alternate member), Harvey Thomas (regular member)

COMMISSIONERS ABSENT: Kevin Matthews (regular member), Louis Salicrup (regular member), Jessica Stone (alternate member)

OTHERS PRESENT: James Ventres, Marilyn Gleeson, Conservation Commission representative, and 4 members of the public were present

3. MINUTES

The minutes of the May 27, 2014 meeting were accepted with the following
Page 2, Item 7, add “for the EDC’s revisions” to the end of the first sentence.

The minutes of the June 10, 2014 meeting were accepted with the following amendment:

- Page 6, 3rd paragraph: Change “Road” to “Brook”

4. BILLS

Suburban (ink for the plotter)	\$355.05
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Motion by Mr. Curtin to pay the bill as presented. Motion seconded by Mr. Thomas and carried by unanimous vote.

5. ACKNOWLEDGMENTS AND SET HEARING DATES

A) Application 14-15, Sarah Crosby, applicant, Amston Properties, LLC, property owner, 5 Grist Mill Road, Special Exception application to establish a veterinary hospital in an existing commercial building. Assessor’s Map 65, Lot 33.

Mr. Ventres distributed copies of this new application to the commission. This plan has been submitted to Chatham Health District for review. He recommended a public hearing be scheduled for July 8, 2014.

Motion by Mr. Curtin, seconded by Mr. Gillis, and carried by unanimous vote to schedule a public hearing for July 8, 2014, 8:00 p.m. at the Town Grange to hear Application 14-15, Sarah Crosby, applicant, Amston Properties, LLC, property owner, 5 Grist Mill Road, Special Exception application to establish a veterinary hospital in an existing commercial building.

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

7. ANNUAL REVIEW OF THE PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Ventres stated the EDC has not brought any proposed changes to him yet. He suggested if they do not submit a proposal to the commission by the July 1 deadline, that the commission take this off the agenda for now. The EDC could bring something to the commission later in the year for review at the next review in February.

8. DISCUSSION

Mr. Brownell stated the commission has reviewed and changed various regulations. The commission has looked at Moodus. He asked in what direction the commission would like to move at this point.

Mr. Gillis suggested the commission review solar panels. Mr. Ventres noted that solar panels are considered structures under the existing regulations. The commission asked Mr. Ventres if other towns have regulations. Mr. Ventres will look into this and report at a future meeting.

Mr. Gubbins asked if a homeowner would need a building permit before installing solar panels, and if there was a difference between commercial and residential. Mr. Ventres explained that they would look at a ground-mounted system as a new structure.

Mr. Curtin suggested they look at driveway regulations for multi-family units. He stated that a recent application was approved for a 700-foot driveway with no turnaround, and 1 parking space per unit. He believed this would be a problem when a delivery truck had to back out, if there was company, etc. He would like the commission to review and revise this.

Mr. Gillis asked about helicopter pads for residential applicants. Mr. Ventres has found some information, but he will gather additional information to present at a future meeting. He noted there are strict FAA guidelines for this type of application. Mr. Thomas believed it would be an extraordinarily difficult task to draft a regulation for such use.

Mr. Thomas suggested the commission look at septic and wastewater requirements in Moodus Center. The subcommittee and the EDC have been working on this. Mr. Brownell asked if the commission wanted to wait until all the areas were ready, or just to review the Moodus area. Mr. Ventres stated he would have the information ready for this Thursday's meeting.

Mr. Ventres stated that they have talked about going through the gravel roads.

9. ZEO REPORT

Mr. Ventres reported that they had discussed a field walk to the Brownell/lower mill site to review the area for the proposed propane tank application. Mr. Ventres will post this as a meeting. He cautioned the commission that they can only ask the locations of where they are. This meeting will be scheduled for July 2, 2014 at 6:30 p.m. Mr. Ventres will post the meeting agenda and send an email to the commission.

Mr. Ventres distributed copies of the Dutch fire safety report to those who had requested them.

Mr. Milan Cais has filed two motions for clarification on a cease & desist. He asked Mr. Ventres to go out to the property on Friday.

Mr. Ventres stated there is a public informational session for the proposed agricultural building. This may be a controversial meeting. He recommended the commission members refrain from attending this meeting. Mr. Brownell inquired about Ms. Jessica Stone's involvement, since she is still an alternate member on this commission. Mr. Ventres did not believe she has been there, but if she did come to this commission's meetings, she would have to recuse herself from any hearing on this project.

Mr. Ventres presented the map for Grandview. He indicated the DEEP has drastically changed its regulations. Grandview would now like to open a new building with seven units. He asked if the commission would like to review this. Grandview has asked Mr. Ventres if they needed to go to a full public hearing for the opening of this one building.

Mr. Pettinelli asked how accurate this map is, as he has seen people camping in another area at the edge of a lower driveway.

Mr. Gubbins and Mr. Curtin suggested that since this is not a new structure, they did not believe it required a full public hearing.

Mr. Gillis asked if the building official had looked at the camps. Mr. Ventres stated that Camp Chomeish just came for permits. They will now look at this on an annual basis.

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

6. PUBLIC HEARING

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

A) Application 14-13, David Passamano, 134 Tater Hill Road, Subdivision Review for a proposed 2-lot subdivision in the R2 zone. Assessor's Map 22, Lot 35.

First date: June 24, 2014

Last date: July 28, 2014

Charles Dutch, P.E., addressed the commission on behalf of the applicant, who was also present this evening.

Mr. Dutch submitted the green, certified receipt cards to the commission.

Mr. Dutch proposed a 2-lot subdivision. The property is presently occupied by a farmhouse and barn. The farm will retain approximately 3 acres, and the new property will be approximately 2 acres. There are maple trees and a stone wall.

Mr. Dutch indicated they received approval from the IWWC, and that there are no wetlands on this property. They also received approval from Chatham Health District.

Mr. Ventres stated this subdivision proposal met the regulations of the IWWC.

Mr. Ventres read into the record a letter from Chatham Health District dated June 24, 2014, which stated this proposed lot was capable of supporting a 4-bedroom home. They would need additional per testing/data and soil testing, and plot plans shall show the proposed septic tank location.

Mr. Pettinelli indicated they should have to infiltrate the roof runoff. The adjacent property is the property the Town is in the process of acquiring. Mr. Thomas asked if the adjacent property would not be built upon. Mr. Ventres noted there is a beaver pond in that location.

Mr. Brownell opened the hearing to the public.

Mr. Bart Bozzi, 131 Tater Hill Road asked if this application was just for zoning for the plot on which to eventually build. He asked if the existing property would remain with the farmhouse. It was noted that was the current plan.

Motion by Mr. Curtin, seconded by Mr. Gillis to close the public hearing for Application 14-13, David Passamano, 134 Tater Hill Road, Subdivision Review for a proposed 2-lot subdivision in the R2 zone. Motion carried by unanimous vote.

Motion by Mr. Pettinelli to accept Application 14-13, David Passamano, 134 Tater Hill Road, Subdivision Review for a proposed 2-lot subdivision in the R2 zone with the condition that

the infiltration requirement be waived, and all conditions of Chatham Health District must be met. Motion seconded by Mr. Curtin, and carried by unanimous vote.

9. ZEO REPORT (Continued)

Mr. Thomas asked Mr. Ventres to update the commission on the computer issues at the Town office. Mr. Ventres stated they initially lost everything from 1995 forward. They were able to recover 1995-2012; however, some of the programs were not completely restored. He has nothing from 2012 – present. Mr. Ventres has gone back through 20,000 emails to try to retrieve some of the information. He has no GIS capabilities at this point. Mr. Ventres also has a lot of blocked information.

Ms. Hansen asked if there is a plan so that this never happens again. Mr. Ventres stated he has been told they “will be covered”. Mr. Thomas would like to suggest to the Board of Finance that money be set aside to cover an independent audit for the backup. Discussion ensued.

Mr. Ventres stated that Linda Krause, Executive Director, Lower Connecticut River Council of Government, passed away this past weekend. He went out to say that Ms. Krause has worked for COG and the Gateway Commission for over thirty years. Mr. Brownell asked that Mrs. Lombardo to send a card from the commission.

Mr. Pettinelli reported that during its recent event, Shagbark had tents set up and overflow parking went up Mt. Parnassus Road. Mr. Ventres stated they walked the site approximately two weeks ago to look at compliance. There was nothing overwhelming that could not be accomplished. They also had a meeting at his attorney’s office. Mr. Gubbins asked about the bathroom. Mr. Ventres stated they had given Shagbark an extension on the bathroom. They have not taken care of the structural diagram for the main building. Mr. Ventres suggested they discuss this with Mr. Fellner as soon as possible. It was noted that most of the work is due by July 1, 2014.

It was noted that the Building Official has the most review items for Shagbark, since there is a building at Shagbark that has no Certificate of Occupancy, and has been there for seven years.

The commission briefly discussed Nathan Hale Pharmacy and their renovations.

10. 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