

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
September 9, 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), Kevin Matthews (regular member), Richard Pettinelli (alternate member), Harvey Thomas (regular member)

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

OTHERS PRESENT: James Ventres, and 1 member of the public

Mr. Brownell appointed Ms. Hansen to vote in place of Mr. Salicrup this evening.

3. MINUTES

The minutes of the August 12, 2014 regular meeting were accepted with the following amendment:

- Page 3, 7A, 5th paragraph, 1st sentence: Replace “height” with “measurement of the height of the average”

4. BILLS

Branse & Willis \$92.50
(general zoning – certificate of title review AP Gates Road)

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

5. SITE PLAN REVIEW

A) Application 14-17, Jonathan Peters, Hilltop Road, Site Plan Review to construct a single-family residence. Assessor’s Map 67, Lot 170.

First date: August 12, 2014

Last date: October 29, 2014

No one representing the applicant was present at this meeting. Mr. Ventres read an email from the applicant which requested a continuance to the September 23, 2014 meeting.

Motion by Mr. Curtin, seconded by Mr. Gubbins to continue Application 14-17, Jonathan Peters, until the September 23, 2014 meeting. Motion carried by unanimous vote.

B) Application 14-18, James Bailey, 6 Hilltop Road, Site Plan Review to reconstruct existing year-round home. Assessor's Map 66, Lot 361.

First date: August 26, 2014

Last date: October 29, 2014

Mr. Ventres noted that the commission previously continued this application until the September 23rd meeting, but just left it on the agenda. He stated that Mr. Dutch is revising the plans to reflect Chatham's comments. In addition, the landscape architect is putting together a plan to restore the shoreline.

Motion by Mr. Curtin, seconded by Mr. Gubbins to continue Application 14-18, James Bailey, 6 Hilltop Road, Site Plan Review to reconstruct existing year-round home until the September 23, 2014 meeting. Motion carried by unanimous vote.

Motion by Mr. Pettinelli, seconded by Mr. Matthews to alter the order of business. Motion carried by unanimous vote.

6. DISCUSSION

A) Gateway Standards

Mr. Brownell asked for input from the commission. Mr. Curtin needs to review the proposed regulations. Mr. Thomas asked if the intent was to report back to the Gateway Commission whether or not they were in agreement. Mr. Brownell believed the sentiment from the commission was that they would prepare a list of items to forward to the Gateway Commission. He commented that at the last meeting, Mr. Pettinelli had some good thoughts regarding the language, and that they should be sent to Gateway.

7. ZEO REPORT

Mr. Ventres reported that Cameron Family Farm is looking at the Shadybrook property, possibly as a lease with an option to buy. There is a possibility of 50,000 chicks per week being hatched and shipped out. Mr. Matthews asked about the manure. Mr. Ventres reported that many farms would be happy to use the manure as fertilizer. He noted that agriculture is a permitted use within this zone. It would not have to come back for special exception review. Mr. Gillis questioned the setback for this use. Mr. Ventres reported that the setback from the property line is 75-feet, and 100-feet from the road. The question arose about the old swimming pool. Mr. Ventres believed it would be filled in.

Mr. Ventres reported they should be completely finished with Mr. Cais's property by the end of next week and then Mr. Ventres can get someone to do the work. The foundation will have to be knocked down and made safe. There had been a temporary allowance for a fence, but it is beyond that now.

Mr. Ventres stated that Mr. Robert Delgado, Town Street, came in to talk about the Anderson building

on Town Street. Mr. Ventres spoke with Mr. Anderson and he informed Mr. Ventres that his lawsuits are done, and the taxes are paid. He reported to Mr. Ventres that he will begin cleaning the property within the next 30 days. Mr. Ventres has his contact information, so he can keep in touch with Mr. Anderson on the progress of the cleanup.

Mr. Ventres reported that Ms. Lombardo's last day was this past Friday. They received 97 applications for the position. Mr. Ventres will begin reviewing them soon.

Mr. Pettinelli asked about the status of Shagbark. Mr. Ventres stated they went before the IWWC and resolved the discrepancies with them. They need to work on the installation of their bathrooms. Mr. Nemergut is preparing a design for the septic system and it will need a wetland crossing permit. Mr. Gubbins asked what would happen if the work is not done by October 1st. Mr. Ventres stated they would have to have a meeting soon with the Building Department and the Fire Marshall. Mr. Ventres will contact Attorney Jezek regarding this.

Mr. Curtin asked the status of the walls that people want to install around the lake. Mr. Ventres stated that the Bashan Lake Association has been given some educational information about the benefits of using a natural shoreline. Mr. Gubbins has requested a copy of this information. Mr. Ventres believed they should look at the walls as they begin the drawdown of the lake. Discussion ensued regarding the status of the lake once the drawdown is done, the natural springs, etc. Mr. Ventres stated the message about not armoring the lake with cement walls is getting across to some.

Mr. Gubbins voiced concern that people would do work without permits. Mr. Ventres stated that some permits have been coming in, and more would follow. He will be out there frequently. Mr. Thomas suggested going around the lake with a video camera to document what the shoreline looks like now. Mr. Ventres believed the people who are legitimately getting permits would inform the Land Use Office if others were doing work without permits.

8. ADJOURNMENT

Motion by Mr. Gubbins, seconded by Mr. Matthews to adjourn at 8:00 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina