

PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
October 28, 2014
(Not yet approved by the Commission)

1. CALL TO ORDER: Jim Curtain 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 (regular member), Martha Hansen (7:20) (alternate member), Kevin Matthews (regular member), Richard Pettinelli (alternate member), Louis Salicrup (regular member), Harvey Thomas (regular member)

Commissioners Absent: Crary Brownell (Chairman), Jessica Stone (alternate member)

Others Present: Jim Ventres, Chris and Ryan Pszczolkowski (Arrived at 8:00 pm)

Jim Curtain appointed Richard Pettinelli to sit in Crary Brownell's spot for the evening.

3. MINUTES

The following amendments to the October 14, 2014 minutes were identified.

- Page 1, last sentence. Correct the spelling of the word "site" to "sight".
- Page 5, 2nd paragraph, second sentence. The sentence should read: "The commission also discussed outside the grain room, which was supposed to be cleaned out." The word "outside" was added to the sentence.

Jim Curtain requested the minutes to be filed as amended.

4. BILLS

Gould, Larsen, Bennet, Wells & McDonnell, P.C. \$15.00

A motion was made by Harvey Thomas and seconded by Ed Gubbins to pay the bill as presented. Motion carried by unanimous vote.

5. ACKNOWLEDGMENTS AND SET HEARING DATES

A) Application #14-21, Helen L. & Timothy Carr, 25 Falls Road, Building #3, Special Exception review for a change of use. Conversion to church. Assessor's Map 65, Lot 047.

First date: October 14, 2014

Last date: December 17, 2014

No one representing the applicant was present at this meeting. Mr. Ventres stated that application #14-21 was received to convert the former Curves Studio into a church. The building has been reviewed by the Building Official and the Fire Marshall and the tenant is working on the required changes.

The other section of the building is being used as a nail salon and the building has a separate water meter. Water meter readings are being taken and Chatham Health District has the application to review the proposed use.

There was concern from some commission members that the space was going to be used as a daycare also. Jim Ventres stated the application did not mention any plans for a day care and he doubted that the septic could handle the extra flows.

A motion was made by Harvey Thomas to set a public hearing for Application #14-21, Helen L. & Timothy Carr, 25 Falls Road, Building #3, Special Exception review for a change of use. Conversion to church on November 25, 2014, 8:00 pm at the Town Grange. Motion seconded by Richard Pettinelli and carried by unanimous vote.

B) Application was made by R.A. Parady & Sons Inc. to request a zoning text amendment.

Mr. Ventres stated that he has had a request to add "Health & Fitness Club" to the table of uses in IG and C/B/IG districts. Proposed language was submitted with the application.

A motion was made by Harvey Thomas to set a public hearing for the Application on December 9, 2014, 8:00 pm at the Town Grange. Motion seconded by Richard Pettinelli and carried by unanimous vote.

A motion was made by Ed Gubbins to change the order of business and to move items 7 & 8 to before item 6. Motion seconded by Richard Pettinelli and carried by unanimous vote.

7. DISCUSSION

A) Gateway Standards

Harvey Thomas presented his draft review of comments compiled from the commissions past meetings. The commission noted some minor changes. It was agreed to amend the draft and forward a copy to Cray Brownell for a review and possibly send the document to the Gateway Commission.

8. ZONING ENFORCEMENT OFFICER'S REPORT

A) Shagbark

Jim Ventres stated that Daniel Tierney, the state building official, has been contacted regarding an ongoing Certificate of Occupancy issue at Shagbark Lumber. Selectman Mark Walter has also attempted to discuss this issue with the owner. Jim Ventres also stated that Don Angersola, Fire Marshall, had to have the emergency exits cleared again and had to instruct the staff to remove displays from under the automatic fire doors. The commission expressed frustration with the town's inability to bring the Certificate of Occupancy issue and other outstanding issues to closure. Jim Ventres said that he would work with the Selectman and the state building official to get these things cleared up.

B) Milan Case

Jim Ventres reported that the court hearing for fee reimbursement for the property on 134 Sillmanville Road has been postponed for another week.

C) Harris Property Soil Report

Jim Ventres distributed a soil report on the Harris property. No pesticides were detected and typical background levels of lead and arsenic were found.

D) Open Space Funding

Jim Ventres announced that East Haddam has been awarded Open Space Funding Grants for the Lena and Zeleznicky properties. The state is contributing 65% of the contract price.

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

6. PUBLIC HEARING

**A) Application 14-20, Kris and Ann Marie Pszczolkowski, 54 Ray Hill Road, Subdivision and Special Exception Review for a 3 lot subdivision with interior lots. Assessor's Map 18, Lot 37.
First date: October 28, 2014 Last date: December 2, 2014**

Kevin Matthews read into the record the public hearing notice.

Kris Pszczolkowski addressed the commission and stated that the reason that he would like this subdivision is to create two additional lots for his children.

Mr. Ventres read into record the review letters of the East Haddam Inland Wetlands and Watercourse Commission and the Chatham Health District. He also noted that the lots would require vegetative buffer strips as per the interior lot regulations. Richard Pettinelli noted that the plans do not have a rain garden design. It was also noted that the design calculations called for the installation of gullies instead of rain gardens. Jim Ventres stated that most of the land drained towards open space owned by The Nature Conservancy and suggested that the applicants request a waiver on the requirements. At this time it was noted that there were other waivers already requested.

James Curtin opened the hearing to the public and no comments were offered.

Kris Pszczolkowski asked for a waiver of the Stormwater Requirements.

A motion was made by Harvey Thomas to close the public hearing. Seconded by Kevin Matthews and carried by unanimous vote.

A motion was made by Ed Gubbins to grant the waiver of the Stormwater Requirements. Seconded by Kevin Matthews and carried by unanimous vote.

A motion was made by Richard Pettinelli to grant the waiver of the requirement to provide topography of the entire parcel. Seconded by Ed Gubbins and carried by unanimous vote.

A motion was made by Richard Pettinelli to grant a waiver of the requirement to tie into the grid system. Seconded by Ed Gubbins and carried by unanimous vote.

A motion was made by Harvey Thomas to approve the application of Kris and Ann Marie Pszczolkowski with the following conditions:

- 1. The required twenty-five foot vegetative buffer be added to the plans between the three lots.**
- 2. The plans adhere to the review comments of the Chatham Health District**

Seconded by Ed Gubbins and carried by unanimous vote.

9. ADJOURNMENT

Motion by Ed Gubbins to adjourn meeting at 8:48pm. Seconded by Kevin Matthews and carried by unanimous vote.

Respectfully submitted,

Nancy Talbot