

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
March 11, 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 (alternate member), Martha Hansen (alternate member), Richard Pettinelli (alternate member) (arrived 7:20 p.m.), Harvey Thomas (regular member)

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

OTHERS PRESENT: James Ventres, Emmett Lyman, and 3 townspeople were present.

Mr. Brownell appointed Mr. Pettinelli to vote in place of Mr. Matthews until he arrives this evening.

3. MINUTES

Tabled until the next regularly scheduled meeting

4. BILLS

Hartford Courant	\$300.78
Branse, Willis, and Knapp	156.50
(Shagbark, propane regs, Code regs.)	

Motion by Mr. Curtin, seconded by Mr. Gubbins to pay the bills as presented. Motion carried by unanimous vote.

5. ACKNOWLEDGMENTS AND SET HEARING DATES

A) Potential Open Space grant application

Mr. Ventres informed the commission that there is another grant opportunity for open space, but it is due by March 31, 2014. Mr. Ventres distributed write-ups on both properties proposed for this round of funding. Both parcels are in the Eightmile River watershed, and both fit the criteria of the open space ordinance. They have been before the Board of Selectmen, as well as the Board of Finance. The State is looking for the commission to review this under CGS Section 8-24.

Motion by Mr. Curtin to set a public hearing for the two potential open space parcels on March 25, 2014, 8:00 p.m. at the Town Grange. Motion seconded by Mr. Gubbins, and carried by unanimous vote.

B) 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. Assessor's Map 63, Lots 37 and 38.

First date: March 11, 2014

Last date: May 14, 2014

No one representing the applicant was present at this meeting. Mr. Ventres distributed reduced-sized copies. They are ready for public hearing on March 25. He will also have a report from Chatham at that point.

Mr. Thomas asked if NL Jacobson would be looking at these plans. Mr. Ventres intends to send a set of plans to NLJ for review.

Motion by Mr. Curtin to set a public hearing for Application 14-06, Bob Gagnon, applicant, RMD Land Development, LLC for March 25, 2014, 8:00 p.m. at the Town Grange. Motion seconded by Mr. Salicrup, and carried by unanimous vote.

Addition to agenda:

C) Application 14-07, JR Johnson, LLC, property owner, Hillside Sweet Shoppe, applicant, Special Exception Review to relocate Hillside Sweet Shoppe to 2 Norwich Road. Assessor's Map 17, Lot 85

First date: March 11, 2014

Last date: May 14, 2014

No one representing the applicant was present at this meeting. Mr. Ventres explained that the owner of Hillside Sweet Shop would like to relocate to the former Fish Sisters building in East Haddam Village.

Motion by Mr. Curtin, seconded by Mr. Gillis, and carried by unanimous vote to set a public hearing for the relocation of Hillside Sweet Shop to 2 Norwich Road, for March 25, 2014, 8:00 p.m. at the Town Grange.

6. DISCUSSION

A) Staehly Farm – Accessory Uses

No one representing the applicant was present at this meeting. Mr. Ventres explained that Staehly Farm is interested in making fruit wines in years when their crops are abundant. Mr. Ventres believed this would be an accessory use. They plan to use the white building in the front for this use. Mr. Gubbins asked if they would be allowed to have tastings, etc., to which Mr. Ventres stated they are allowed. He asked if the commission considered this an accessory to the farm.

Mr. Thomas was told that the Agriculture Commission has discussed the proposed regulation. Mr. Ventres has a letter from the chairman of the Agriculture Commission in favor of this regulation change. Mr. Ventres reviewed the definition of a farm from the current regulations.

The consensus of the commission was that this would be an accessory use.

Motion by Mr. Thomas to find that the making of fruit wines fits under the existing regulations as an accessory use. Motion seconded by Mr. Curtin, and carried by unanimous vote.

7. ANNUAL REVIEW OF PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Thomas suggested they table this for another meeting, as he has not had an opportunity to review it. Mr. Ventres stated he highlighted in yellow the items he believes are the same. The gray highlighted areas are added language.

Mr. Thomas asked if Mr. Ventres suggested taking Chapter 8 and separating it into two areas, one for EDC and one for economic strength.

The commission briefly discussed the sewer areas. Mr. Gubbins thought the plan should address sewer areas for Moodus and East Haddam.

Mr. Thomas asked if Mr. Ventres could circulate small scale versions of the map, or if it would be un-usable. Mr. Ventres stated it would be un-usable on a small scale. He presented the large map to the commission. They reviewed various areas in and around Moodus Center. Mr. Curtin noted that the soils behind the barbeque restaurant are compacted hard-pan soils. This has made a problem. Mr. Ventres stated that they could not get an approval for breakfast unless he had weekly meter readings.

Mr. Ventres stated he has spoken with people about septic/sewer areas for possible future sewer/septic field expansion. Mr. Gubbins asked if they were looking just for a space for leaching. Mr. Ventres believed it would be mostly for pumping gray water. He believed they should have a sub-committee to look at these areas.

Mr. Ventres presented another plan for the lower section of Moodus, with the Brownell property and south toward the gas station, etc. Mr. Brownell inquired about the soils for the Amasa Day House. Mr. Pettinelli did not believe this site would work. He stated they would need a site with some depth. He noted that they would need a 28-day travel time. In this case, lower quality soils could actually help, because they would drag down the travel time. He explained that once they reach 5,000 gallons, they would have to have approval from the CT DEEP.

Mr. Salicrup asked if the steak house and the barbeque restaurant are the two places with issues. Mr. Ventres stated they did have some limitations. Mr. MacKinnon asked if a place exceeded 5,000 gallons per day, if they could have separate discharges that would distribute the discharge differently. Mr. Ventres stated once 5,000 gallons of discharge come out and go into one pipe, it

crosses the threshold. Mr. Brownell suggested that it was possible that the Hilltop could purchase some land behind them for the discharge, to which Mr. Pettinelli stated this would give them room.

Mr. Ventres presented the last panel of the plans, which included Joe Williams Road. He asked if it would be beneficial to conduct a study, and then begin to bank land for future use. There are a few parcels that could be used. Mr. Salicrup asked who owned the strip of parcels in Moodus. It was noted that Village Pizza owns these parcels, including the former Moodus Savings Bank. The former bank only has septic for 3-5 employees. It would be feasible for an office, etc., but not for a restaurant. It was noted that Mr. Dill has some land on Joe Williams/WF Palmer Roads.

Mr. Ventres suggested a subcommittee be formed to look at this in further depth. He suggested someone from Planning & Zoning, and representatives from the EDC look at potential spaces.

Mr. Ventres next presented the maps of the IG zones. He reviewed the various landmarks in this area. He also had a plan of the Ballek section, zoned IG-5, as well as the Mathiasen and Anderson properties. The next plan showed the industrial park, including the Parady property. There was an application to the IWWC for a new driveway for the Bernstein property. This would need a driveway permit from the CT DOT. They have done some of the legwork, but Mr. Bernstein is out of state right now.

The commission next reviewed the properties farther down Route 82 toward the Goodspeed Opera House. They reviewed the Sanibel property. Mr. Ventres has spoken with the owner about getting the property line resolved. It was noted that 10 years ago, there was a sight line issue.

The commission discussed the restaurant on the corner of Route 82 and Town Street, and the former Go Fly a Kite building, as well as Shagbark.

Mr. Ventres distributed copies of vacant land parcels. If the commission decided not to go with septic systems, there are some land parcels that are vacant. There is a small amount of grandfathered space.

To look at the Moodus Village, East Haddam Village, and IG zones, it was suggested that a subcommittee be formed. Mr. Gillis asked what the objective of this subcommittee would be. Mr. Ventres stated they would look at the uses, and to see if the businesses have a desire to expand their uses. Once they have looked at all of that information, they may hire an engineer to look at this with all of the data in front of them. This information could at some point be taken to a public hearing.

Mr. Thomas asked if Mr. Ventres would like to draft a subcommittee charge. Mr. Brownell suggested the subcommittee should be formed first, and then let the subcommittee draft the charge. Mr. Casner stated they would like to have a couple of EDC members, with members from the Planning & Zoning Commission. Mr. Curtin believed they could narrow the focus for the committee. Mr. Ventres stated some businesses could construct a type of small plant if a central septic system was not feasible. This would be similar to what they wanted to do in Johnsonville.

Mr. Curtin stated the technology changes frequently also. Mr. Ventres stated right now, Grant

Weaver, who runs the Town's sewer plant, gives seminars on updating technology. He suggested Mr. Weaver might be a good person to bring in to the subcommittee at some point. Mr. Gillis asked if we have any of these types of systems right now. Mr. Ventres stated the sewer treatment plant is one of these systems. The town's discharge is brought to drinking water standards before it goes into the Connecticut River. The sludge goes to Mattabassett for further breakdown.

Mr. Gubbins and Mr. Pettinelli both volunteered to be on this subcommittee. Mr. Casner will get a couple of members from the EDC. Mr. Brownell asked Mr. Ventres to also write down his ideas for this subcommittee.

The consensus of the commission was to table the discussion of the EDC's input on the Plan of Conservation and Development until another meeting.

Motion by Mr. Thomas to set a public hearing on April 22, 2014, 8:00 p.m. at the Town Grange for the agricultural commission language as proposed. Motion seconded by Mr. Curtin, and carried by unanimous vote.

8. ZEO REPORT:

Mr. Ventres asked if the commission wanted the regulations printed at 10 font or 12 font. Mr. Pettinelli suggested a compromise at 11 font. Mr. Ventres stated he will have a PDF format for the maps available on the web page. Mr. Gillis suggested the font be kept at 10.

Mr. Ventres received a complaint regarding Mr. Rodney Davis' property. The building official, fire official, and Mr. Ventres inspected the four-family property. They have some reconstruction matters that need to be addressed, as well as items from the building and fire officials. During this visit, it was also noticed that the former pool house is now inhabited, and is larger than it originally was. In addition, there are materials stored there that need to be cleared. Regarding the pool house, Mr. Davis can go to the ZBA and request a variance. The property owner was told to resolve the fire code issues first. Mr. Ventres did believe the four-family issues will be resolved.

Mr. Ventres plans to go out this week to look at dynamic signs, and to find out which ones are blinking. Mr. Puska will follow up on this.

Mr. Pettinelli stated that before Mr. Ventres submits these plans to NLJ, he should note that the plan is signed by a Land Surveyor. He did not believe that a land surveyor could prepare and sign drainage calculations. Mr. Ventres will check into this.

9. ADJOURNMENT

Motion by Mr. Gubbins to adjourn at 9:01 p.m. Motion seconded by Mr. Salicrup and carried by unanimous vote.

Respectfully submitted,
Holly Pattavina