

PLANNING & ZONING COMMISSION/  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
February 24, 2015  
(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), Ed Gubbins (regular member), Martha Hansen (alternate member), Kevin Matthews (regular member), Richard Pettinelli (alternate member)(arrived 7:18 p.m.), Louis Salicrup (regular member) Harvey Thomas (regular member)

**COMMISSIONERS ABSENT:** Crary Brownell–Chairman, Jessica Stone (alternate member)

**OTHERS PRESENT:** Jim Ventres, Emmett Lyman, and 5 members of the public

Mr. Curtin appointed Ms. Hansen to vote in place of Mr. Salicrup, and Mr. Pettinelli to vote in place of Mr. Brownell this evening.

**3. MINUTES**

Tabled until the next meeting

**4. BILLS**

Tabled until the next meeting

Mr. Pettinelli arrived at this time.

**5. SITE PLAN REVIEW**

**A) Application #15-02, Barry & Winnie Edmonds, 174 Falls Road, seasonal to year-round conversion. Assessor's Map 75, Lot 130.**

**First date: February 24, 2015**

**Last date: April 30, 2015**

Attorney David Sherwood, and Mr. Charles Dutch addressed the commission on behalf of the applicants. Attorney Sherwood noted for the record that he had received all of the green certified receipt cards back except one. He submitted the cards to Mr. Ventres.

Mr. Ventres distributed the maps, revised May 20, 2013 for the commission's review.

Mr. Gillis asked for the location. Mr. Thomas noted there should be a box with the location on the map. Attorney Sherwood presented the plan to the commission. Mr. Curtin asked if this was the site with the septic system in the driveway, to which Attorney Sherwood stated it was.

Attorney Sherwood stated they needed a variance, which they applied for and received. They believe they have complied with all of the requirements. He noted this is an improvement, because there is a Code compliant septic system now, and the road is now in an association.

Mr. Curtin asked if the garage is on the line, to which Mr. Dutch responded affirmatively. Mr. Ventres stated the property owners bought this land from a tax sale. The neighbors were upset when the property owners came for an approval, and this commission sent them to the Zoning Board of Appeals (ZBA) for a variance. The applicants received the variance, they installed the septic system, and they are now again before this commission.

Mr. Pettinelli asked about the catch basin, to which Mr. Dutch stated the catch basin had been removed.

Mr. Thomas asked if the neighbors had the opportunity to join the association to maintain the road. Attorney Sherwood stated they had been given that opportunity. Mr. Thomas asked how many of the surrounding owners joined the association. Attorney Sherwood stated no one opted to join the association, only the Edmonds. He stated that the surrounding neighbors did not want to join the association, because they thought the Edmonds were up to something, which he assured the commission they were not.

Mr. Thomas asked who maintains the road, to which Attorney Sherwood stated the Edmonds maintained it. Mr. Curtin stated the Edmonds could just maintain the road to get to their house. Mr. Salicrup asked if there was a public safety issue if there was a foot of snow that needed to be removed. Mr. Ventres stated if the town has to go in there, they will charge each of the property owners. Attorney Sherwood hoped within a year or two, people will join the association.

Mr. Curtin asked if the commission could live with the fact that it will basically remain the way it was.

Mr. Ventres read into the record a letter dated November 3, 2014 from the ZBA, which granted the variance for the minimum lot area for a seasonal to year-round conversion.

Mr. Ventres read into the record a letter from Chatham Health District, which he received this evening. In this letter, Ms. Davidson of Chatham Health District stated this property is compliant with the public health code.

Attorney Sherwood stated another positive thing that came from this application was that there is now a Code-compliant septic system, and it is farther from the lake.

Mr. Matthews asked what would encourage people to join the association. Mr. Curtin stated it would likely be a sale that would force membership to the association. Mr. Salicrup asked if there was language for the association if there was no membership. Attorney Sherwood stated the Edmonds are members. Mr. Ventres stated this driveway has been like this since the 1960's.

Mr. Gubbins asked if the other property owners do not join the association, if they could still use the beach. Attorney Sherwood stated that each of the property owners has rights to the beach.

Mr. Curtin asked for input from the public. No public comments were offered.

**Motion by Mr. Thomas to approve Application #15-02, Barry & Winnie Edmonds, 174 Falls Road, seasonal to year-round conversion. Motion seconded by Mr. Salicrup, and carried by unanimous vote.**

## **6. ACKNOWLEDGMENTS**

**A) Application 15-04, Jon Peters (applicant), Jim Johnson (owner), 32 Main Street, change of use from coffee shop to restaurant. Assessor's Map 17, Lot 18.**

**First date: February 24, 2015**

**Last date: April 30, 2015**

No one representing the applicant was present at this meeting. Mr. Ventres reported that this applicant is now looking to expand his restaurant to include selling beer and wine. Mr. Ventres believed this application would be ready for a March 10, 2015 public hearing.

Mr. Matthews asked about any potential issues with the selling of alcohol, to which Mr. Ventres stated it was not prohibited under the regulations. Responsive to inquiry by Mr. Pettinelli, Mr. Ventres stated all of the abutting property owners were given notice.

**Motion by Mr. Thomas to set a public hearing on March 10, 2015, 8:00 p.m. at the Town Grange to hear Application 15-04, Jon Peters (applicant), Jim Johnson (owner), 32 Main Street, change of use from coffee shop to restaurant. The motion was seconded by Mr. Gubbins, and carried by unanimous vote.**

**B) Application #15-05, Donald Bergeron, 89 North Moodus Road, LLC, 89 North Moodus Road, expansion of camp sites. Assessor's Map 73, Lot 10.**

**First date: February 24, 2015**

**Last date: April 30, 2015**

Mr. Bergeron addressed the commission and presented his plan to the commission. He stated the basketball hoops were removed. They enlarged the road, and created a road and a parking lot in front of one building. They would like to increase the sites. They dismantled the old hotel last October, and the site has been graded. They will plant grass there in the spring. A storage shed was also removed. They would like to put in 8 new RV sites in this area, which would provide views to the East.

Mr. Bergeron stated that most of the response was positive, with the exception of one person. They have added trees, per the commission's request. They also planted 6 additional trees.

He believed the use would be less than the potential with the units that were removed.

Ms. Salicrup asked if Mr. Bergeron had spoken to his neighbor. He has, and will speak with her again. Mr. Salicrup stated she approached him, and he directed her to speak with Mr. Ventres.

Mr. Ventres stated that Christopher Bell, the applicant's engineer, has sent plans to the commission's consulting engineer, and he hoped to have review comments by the public hearing.

Mr. Bergeron asked if there were any issues to address. Mr. Thomas recalled the previous public hearings, and noise and lights might be something they would want to address. Mr. Curtin stated that Mr. Bergeron should be prepared to address campfires.

**Motion by Mr. Gubbins to set public hearing for March 10, 2015, 8:00 p.m. at the Town Grange to hear Application #15-05, Donald Bergeron, 89 North Moodus Road, LLC, 89 North Moodus Road, expansion of camp sites. Motion seconded by Mr. Gillis, and carried by unanimous vote.**

## **7. ZEO REPORT**

### **A) Shagbark**

Mr. Ventres noted that Mr. Casner was not present to report this evening. He is aware that the building official is beginning to review it.

Mr. Pettinelli asked about a clear zone for the emergency exits. Mr. Ventres reported that since the last meeting, this area has been cleared.

### **B) Roof mounted solar panels**

Mr. Ventres distributed the draft language. Mr. Ventres received a comment to have the panels 8-inches to match the roof pitch. Mr. Pettinelli and Mr. Matthews both agreed that the pitch of the roof language was important, so that they did not receive applications for flat roofs with 30 degree pitches. Mr. Thomas suggested a revision to section 9.7.2.3.g to change "Rte 82" to "any street".

### **C) Food Vending Units**

Mr. Ventres distributed draft language. This would be a new regulation, since there is currently no regulation for this in East Haddam. He noted they may want to consider the East Haddam Village. Mr. Curtin asked if this would affect the Lions events. Mr. Ventres stated the Lions Club would come under special events.

Discussion ensued regarding setbacks. The consensus was to change this to 20-feet, from 25-feet, as outlined in section XX.1.1.i. In addition, section XX.1.1 was broadened to include the East Haddam Village district.

It was decided that the commission would further review this draft regulation and would discuss it at a future meeting.

Mr. Thomas asked to whom public notices would have to be sent. Mr. Ventres stated it would be noticed in the papers, and to the Regional Planning Agencies, because of the zones.

Mr. Thomas stated there is a proposed zoning regulation. At some point, they would have to carefully read it to make sure that it was compliance with the food service ordinance. Mr. Ventres stated this would be reviewed.

Mr. Ventres reported the East Haddam Land Trust is going to apply for a grant to buy the Bloch parcel off Southwinds. No finances from the town would be used for this. This would establish an interior corridor between East Haddam Colchester Turnpike and Great Hillwood Road, which would lead to the senior center, the elementary school and the high school. In addition, Mr. Smith is donating some land also. Mr. Curtin did not believe the commission had any trouble supporting connection of open space.

**Motion by Mr. Matthews to draft a letter of support for the open space grant application for purchase of the Bloch parcel. Motion seconded by Mr. Gillis, and carried by unanimous vote.**

## **9. ADJOURNMENT**

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

Respectfully submitted,  
Holly Pattavina