

PLANNING & ZONING COMMISSION/  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
June 9, 2015  
(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:** Louis Salicrup (regular member), Jessica Stone (alternate member)

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

**OTHERS PRESENT:** Jim Ventres, 1 member of the public

**3. MINUTES**

The minutes of the May 26, 2015 meeting were accepted with the following amendments:

- The application number on O'Brien should be #15-02, and Donner should be #15-01.

The minutes of the May 12, 2015 meeting were accepted with the following amendments:

- Page 1: The Donner application number should be #15-01
- Page 3: Paragraph 2, 4<sup>th</sup> sentence: Strike “that person be”, add “be the one” after “responder”
- Page 4: Paragraph 3, 2<sup>nd</sup> sentence: Add “yes, because” after “stated”; 5<sup>th</sup> sentence: Replace “for the sign” with “for the use of the food cart on the property”.
- Page 6: Item 2, 5<sup>th</sup> paragraph: Add “es” to “business” in the second sentence.
- Page 7: Item C: Change “Goodspeed” to “Gelston House” in 3<sup>rd</sup> paragraph, 2<sup>nd</sup> sentence, and last paragraph.
- Page 8: Paragraph 3, change “Rykowski” to “Witkowski”
- Page 9: Change “ampitheater” to “amphitheater” in 12<sup>th</sup> paragraph, and page 10, 3<sup>rd</sup> paragraph
- Page 11: Motion: Add “two” after “conduct”

**4. BILLS**

Branse & Willis (Vile subdivision)	\$370.00
Suburban Stationers	140.26
NLJ (general consultation, bond unit update)	150.38
Hartford Courant	826.36

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

## **5. ACKNOWLEDGMENT**

None

## **6. REQUEST FOR EXTENSION**

**A) Application #15-05, Donald Bergeron, 89 North Moodus Road, LLC, 89 North Moodus Road, Request for a 90-day extension to record approved expansion plans on the land records. Approval was granted at the March 10, 2015 meeting. A 90-day extension will make the new date to record August 9, 2015. Assessor's Map 73, Lot 10.**

No one representing the applicant was present at this meeting. Mr. Ventres reported that Chris Bell, engineer, does not have the mylar ready, so they requested an extension.

Mr. Gillis asked if this would represent all of the changes after his purchase of the attorney's property, to which Mr. Ventres responded affirmatively.

**Motion by Mr. Curtin to approve the request for an extension for Application 15-05, Donald Bergeron, 89 North Moodus Road, LLC, 89 North Moodus Road, Request for a 90-day extension to record approved expansion plans on the land records. Motion seconded by Mr. Gillis, and carried by unanimous vote.**

## **7. REVIEW OF CONSERVATION & DEVELOPMENT PLAN**

Mr. Ventres was not able to attend the meeting scheduled for today with Mr. Casner and with Peter Simmons (Economic Development Coordinator). Therefore, they decided to table this discussion until the next meeting.

Mr. Ventres stated they were going to review Fuss and O'Neill's report on sewer line extensions.

Mr. Gillis asked for change to EDC draft. He reported the Eightmile watershed is 62 square miles, not 150 square miles as listed in EDC's draft.

## **8) PUBLIC HEARING:**

None

## **9. ZEO REPORT:**

### **A) Shagbark**

Mr. Casner reported that Shagbark's handicap bathroom is sheet rocked and the bars are up. He believes they will meet the 1<sup>st</sup> of the month deadline.

Mr. Pettinelli asked if the new septic was installed yet, and if Shagbark would be allowed to tie the new bathroom into the existing septic. Mr. Casner will check into this and report back at a future meeting. It was noted that Chatham Health District will have the last word on whether he needs it or not.

## **B) Cameron Family Farms**

Mr. Ventres did not believe there were any chickens left on the premises at this point. The investors have been trying to get Mr. Cameron off the property. Shadybrook is looking at the options for the buildings, etc. They will make sure the buildings are either safe or demolished.

Mr. Curtin asked for what uses the current buildings can be used. Mr. Ventres stated the fire code is not grandfathered, so it would be costly to make it compliant, for uses such as a summer camp.

Mr. Curtin asked where they stood with Camp Chomeish. Mr. Ventres stated the camp will file for a permit with Chatham Health District, and Chatham and the State will do a walk-through. Mr. Ventres stated they are still a functioning camp.

Mr. Thomas asked to go back to the discussion about Shadybrook, and if the owners are looking for options. Mr. Ventres responded that the property is in the R ½ zone. The septic is sized for 10-15 units, but they ran into some issues with the well.

Mr. Curtin asked how the 55+ venture of Mr. Rodney Davis was going. Mr. Ventres stated there is a foreclosure auction scheduled for June 30, 2015. It was noted that the Town is auctioning this property for back taxes.

Mr. Gubbins asked if Shadybrook could support a business. Mr. Ventres reported that this is a residential zone, so it would have to be used for either residential or agricultural purposes.

The commission discussed the Dutch acquisition of the building across from the new propane station. It was noted that they Dutch does not have all of the paperwork through the process yet.

Mr. Gubbins asked about Town Tavern screening the dumpsters. Mr. Ventres stated they have the papers, and he did not have the chance to get down there this week. He spoke with the employees and they agreed that something could be done.

Mr. Ventres stated there was an issue concerning group homes. We probably have 15 in town. One house was recently sold in town to the State of Connecticut. Some residents are upset with this. The property can have 6 people, plus employees. He stated this cannot be prohibited in a residential zone per the Connecticut General Statutes. This is not a recent change.

Mr. Curtin stated with the number of group homes in town, if there were problems, the commission would know about it.

Mr. Thomas asked if this was a single-family home that would be converted into a group home. Mr. Ventres stated yes. Mr. Gillis asked if there was any town oversight. Mr. Ventres said not really since they are treated like single family homes but the state does inspect the properties.

Mr. Thomas asked if Chatham Health District, the fire marshal, and the building official would review the group home. Mr. Ventres replied that the State would bring in their fire marshal and building official. Mr. Curtin asked what agency was doing this, to which Mr. Ventres reported that it was the Department of Mental Health and Addiction Services.

Mr. Curtin inquired about the noise ordinance. Mr. Ventres stated for the noise ordinance, if there were residential noises, they have to take into account background noise. It is not a statute, but a regulation of the State of Connecticut DEEP. It is left to the towns to regulate noise now. Mr. Gubbins asked if the background noise would take into account the swing bridge. Mr. Ventres stated it would include the traffic, but not the opening and closing of the bridge.

Mr. Pettinelli asked about the trailers on East Haddam Colchester Turnpike. Mr. Ventres stated that they were supposed to be either sold or taken to New Haven.

Mr. Brownell asked if Berlin Game Club pulled a permit for docks. Mr. Ventres stated they had approval a long time ago. Mr. Brownell stated they were new docks.

Mr. Gillis asked if the Lake Side Store has come in for a permit to have a food cart. Mr. Ventres said the regulation is in effect as of July 1, 2015 but he will contact Mr. Omara to remind him.

Mr. Gillis asked about the disc golf course. Mr. Ventres stated this could become an attraction and could offer young people something to do. He stated the issue is that the Conservation Commission stated the Ag Department at the high school built the trails and this would "step on their toes". The Ag Department had no problem with the course. Then the Conservation Commission did not want something built on the Nichols property, but would rather have the Town Beach property used. The Town beach has 35 usable acres, after taking into account the dog park, etc.. Mr. Ventres' understanding was that the Recreation Commission planned to take this to the Board of Selectmen so it could be built at the Nichols site. He believed they had a grant for the equipment. Mr. Pettinelli believed they should advertise this activity near Gillette's Castle to get the families and traffic coming across for those attractions.

Mr. Ventres stated they would have to hold a public hearing for this property. Mr. Ventres indicated that any open space for which the town received a grant could not be used for this, because it included structures. He added that the Nichols parcel was donated to the Town.

They would have to clear some of the small trees. Mr. Pettinelli asked if the disc golf would be free. It was suggested they might have a donation box, but it was uncertain as of right now.

## **10. ADJOURNMENT**

**Motion by Mr. Gubbins, seconded by Mr. Matthews, and carried by unanimous vote to adjourn at 8:16 p.m.**

Respectfully submitted,

Holly Pattavina