

PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
July 14, 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), Louis Salicrup (regular member), Harvey Thomas (regular member)(arrived 7:49 p.m.)

COMMISSIONERS ABSENT: Jessica Stone (alternate member)

OTHERS PRESENT: Jim Ventres, Conservation Commission representative Todd Gelston, 8 members of the public

3. MINUTES

Mr. Ventres reported that due to a virus on the Town computers, he had not been able to send out the minutes.

4. BILLS

Branse & Willis \$222.00

Motion by Mr. Brownell, seconded by Mr. Gubbins to pay the bill as presented. Motion carried by unanimous vote.

5. ACKNOWLEDGMENT

A) Trowbridge Road, property of Town of East Haddam and Joseph Darmanin, exchange of 20,000 sq. ft. of property. Assessor's Map 82, Lot 1.

First date: July 14, 2015

Last date: September 17, 2015

Mr. Ventres presented a GIS map of the parcel, and explained the proposal for an exchange of land for the bus turnaround adjacent to the school's emergency access. Mr. Curtin asked if Mr. Gold's property was usable without this exchange, to which Mr. Ventres responded affirmatively. Mr. Gillis asked what the Town would be giving up. Mr. Ventres stated this would give him land on his thicker piece of property, and it would give the town frontage access to 50 acres already owned by the town.

Mr. Ventres stated this would need an 8-24 approval from this commission; therefore, it would need a public hearing. He suggested the August 11, 2015 meeting for a public hearing.

Motion by Mr. Curtin, seconded by Mr. Gubbins, to set a public hearing on the application of Trowbridge Road, property of Town of East Haddam and Joseph Darmanin, exchange of 20,000 sq. ft. of property for August 11, 2015, 8:00 p.m. at the Town Grange . Motion carried by unanimous vote.

B) Falls Road (Nichols Field), Town of East Haddam, proposed disc golf course. Assessor's Map 75, Lot 21.

First date: July 14, 2015

Last date: September 17, 2015

Mr. Ventres distributed a copy of the GIS map for the proposed disc golf course, which would be located on the Nichols Field parcel. He suggested they set a public hearing for August 11, 2015 also, in order to give enough time to send notice to all abutting landowners.

Mr. Ventres stated that Wetlands needs to look at this, but they will walk it tomorrow, and their meeting is next Tuesday.

Mr. Gillis asked how many trees would be removed. Mr. Ventres stated they would take branches, and small trees out, but they like the trees for the course. He referred to a recent segment on ESPN on disc golf.

Motion by Mr. Curtin, seconded by Mr. Matthews to set a public hearing for Falls Road (Nichols Field), Town of East Haddam, proposed disc golf course on August 11, 2015 at the Town Grange. Motion carried by unanimous vote.

6. ECONOMIC DEVELOPMENT COMMISSION REPORT

Mr. Casner informed the commission that the Economic Development Commission (EDC) is moving forward and hopes to have the finalized draft of the Plan of Conservation and Development section within the next couple of weeks. He also stated they would soon have a letter to share regarding the sewer system soon.

Motion by Mr. Curtin to change the order of business. Motion seconded by Mr. Gillis, and carried by unanimous vote.

8. ZEO REPORT

A) Shagbark

Mr. Casner of the EDC reported that Shagbark has requested an inspection for the Certificate of Occupancy of the facility. The new septic system has not been hooked up yet, but the entire building will be inspected.

B) Cameron Family Farms/Shady Brook

Mr. Ventres reported that there was really nothing new to report. Cameron Family Farms is looking for new places to set up their facility. There are still a few birds left.

C) East Haddam Swing Bridge

Mr. Ventres reported that the State has set aside money for the next two years to see what is necessary to repair the bridge so that it works more reliably. They will also try to determine if there is enough money to install a cantilevered walkway across the bridge. Haddam is looking into this as well. As this would be done from a transportation grant, if done, it would provide pedestrian and bicycle access. Mr. Ventres sat down with First Selectman Mark Walters, 1st Selectwoman Melissa Schlag, Liz Glidden, Haddam Town Planner, and Peter Simmons. He has asked for an updated price for the study, as well as options for a walkway on one side only. Back in 1999, it was approximately \$1.3 million to create walkways on both sides. It is estimated now it will be approximately \$2+ Million. They will have a better idea if this is feasible by mid August. Right now, this is the only project on the list.

The commission discussed getting together with Haddam to learn what both sides would like to see. Mr. Brownell suggested a Saturday or Sunday brunch here at the Grange.

Mr. Curtin asked if the bridge was in the Historic District. It was noted that not only is it within the Historic District, but it is also a scenic highway.

Mr. Ventres reported that the Board of Finance made the decision to go ahead with the USDA loan application for the middle school conversion and elementary school projects.

Mr. Thomas arrived at this time.

Mr. Ventres reported that Banner Lodge may be ready to go before the commission sometime in August with Phase 3. Mr. Brownell asked if they have gotten approval for the water system. Mr. Ventres stated that water has been a big issue, but they have approval for that. Phase 3 will include reconfiguration of the road, three new holes, etc.

Mr. Ventres reported that there had been an issue with a trucking company storing trailers on Town Street. The trucks are now gone from this location.

Mr. Ventres recommended for the Anderson property, which is located next to the fire house, if they have not removed the vehicles and debris by the time Mr. Ventres comes back from vacation, that they send the matter to the commission's attorney.

Mr. Brownell asked about the restaurant. Mr. Ventres stated that the owner sold the restaurant, but is overseas now due to his father's passing. He still owns the structures for Haddam Pizza as well as Town Tavern Restaurant, but not the businesses. Mr. Ventres will send it in the form of a letter.

Because Bashan Lake is starting to fill in, many people are coming with applications now. Mr. Ventres stated that he went to 6 or 7 sites this week. Some have exceedingly difficult projects that will take some time.

Mr. Pettinelli asked about the trailers on Mott Lane and East Haddam Colchester Turnpike. James Ventres noted that there were seven, it was reduced to 3, then, another was added this weekend.

Mr. Brownell asked about the person who owns the bait shop. Mr. Ventres stated that this property owner called Mark Walters to see why he has to re-apply. The consensus of the commission was to have Mr. Ventres send out a notice of violation. Mr. Ventres explained to that particular property owner that most of the fees go to the Hartford Courant for advertising hearing notices.

Mr. Ventres asked for a contempt motion for the Milan Cais matter, due to the Sillimanville site. The site had been cleaned up for a while, but has since filled back in.

Mr. Brownell asked if Mr. Pettinelli would like to work on the regulations for stormwater runoff. Mr. Pettinelli stated his main issue with the regulations is that they do not take into account existing conditions. By discounting existing conditions, they are starving existing hydrology. Mr. Pettinelli agreed to work on these regulations, but asked for Mr. Ventres to assist him in this endeavor.

Mr. Pettinelli asked if a bike/walking crossing is added to the bridge, if they need to make the town more bike friendly. Mr. Ventres stated as far as roadways, they really have not dealt with much of this.

Mr. Gubbins asked the status of the sound readings that are due on July 15 for the Gelston House. Mr. Ventres stated he did not have anything yet. Mr. Ventres asked if they made the decision not to go past 10:00 p.m. Mr. Ventres will contact Mr. Blaschik for the status of this.

7. PUBLIC HEARING

A) Application #15-09, Daniel O'Brien, 277 Tater Hill Road, 3 lot subdivision. Assessor's Map 31, Lot 83.

First date: July 14, 2015

Last date: August 18, 2015

Mr. Dan O'Brien addressed the commission. Mr. Ventres distributed the plans to the commission. Mr. Ventres stated he has received the green, certified receipt cards from the applicant. The second plan is the site plan for the actual houses.

Mr. O'Brien stated the new lots will be 4.9 acres and 3.9 acres. Mr. Pettinelli asked if the police have reviewed this. Mr. Ventres stated they never send these applications to the police. Mr. Pettinelli asked about the sight line. Mr. Ventres stated that Mr. Weaver looked at it. Mr. Pettinelli responded that Mr. Weaver was great, but he was not qualified to comment on sight lines.

Mr. Ventres stated he sent this to Brian Curtis of N.L. Jacobson and Associates. They added a stormwater basin to Lot 4, by the road, and there are swale systems on Lot 3. Mr. Curtis was satisfied with this.

Mr. Ventres read into the record a letter from Elizabeth Davidson of the Chatham Health District, which concluded that the subdivision meets the requirements of the Public Health Code, but that site plans would have to be submitted at the time of the building permits.

Mr. Ventres read into the record an approval letter from the Inland Wetlands and Watercourses Commission dated June 24, 2015, which stated this application meets the requirements of the Inland Wetlands and Watercourses Commission (IWWC).

Mr. Gillis asked if Lot 3 would tap into the electrical from the existing lot, to which Mr. O'Brien stated that was the plan. Mr. Ventres stated that CL&P had the easements for this. Mr. Ventres stated that the IWWC went back to re-inspect this property.

Mr. Brownell opened the hearing to the public at this time.

Ms. Jamie Scatena stated she had received no notice for this application. She heard that there were condominiums being built. Mr. Ventres oriented the location for Ms. Scatena. Mr. Ventres stated that Ms. Scatena was a long way down the road from this property. Ms. Scatena asked how many houses were being built, to which Mr. Ventres responded there would be two. Mr. Curtin stated that one of the houses would be approximately 400 feet back. Ms. Scatena asked about blasting. Mr. Ventres stated that the tests did not show ledge.

Mr. Gillis asked if the Town's engineer had looked at the sight line. Mr. Ventres stated he did not. Mr. O'Brien stated there is annual green growth that gets cut back during the summer by the town. Mr. Ventres noted that the Town is behind schedule in the cutting.

Mr. Todd Gelston asked if Brian Curtis would review it. Mr. Ventres stated Brian Curtis did not review the sight line, but he did look at the stormwater calculations. Mr. Gelston asked if he would review the sight line. Mr. Ventres stated if he saw anything that looked suspect when he was out there, he would have contacted Public Works. He did not.

Mr. Pettinelli stated the rain garden looked like it would fail to the road. He stated he would like to see some protection there. Mr. Gillis asked if they would like to see some type of system there. Mr. Pettinelli stated the rain gardens are designed for one inch of rain only. When there is a larger rain event, if there is no additional protection, they overflow.

Motion by Mr. Salicrup to close the public hearing of Application #15-09, Daniel O'Brien, 277 Tater Hill Road, 3 lot subdivision. Motion seconded by Mr. Matthews and approved by unanimous vote.

Motion by Mr. Curtin to approve Application #15-09, Daniel O'Brien, 277 Tater Hill Road, 3 lot subdivision with the following conditions:

- **The roadside vegetation shall be cut to provide an appropriate sight line.**
- **All requirements set forth by the Chatham Health District must be met.**

Discussion on motion:

Mr. Salicrup asked whose obligation it would be to cut that sight line. Mr. Ventres stated it is within the Town's easement, but the property owner could also cut it back.

Motion seconded by Mr. Thomas, and carried by unanimous vote.

Mr. Curtin asked why Jessica Stone was still on this commission, since she has not attended a meeting in a long time. It was noted that her term is up this November. Mr. Thomas noted that you cannot force someone to resign since it is an elected position.

It was noted that there is nothing on the next agenda. The commission decided to cancel the July 28 meeting

Mr. Gillis asked how the Music on the River was going. It was noted that last night's concert was amazing. Mr. Gillis asked if they had outgrown the space. Mr. Ventres stated they had not, but the area businesses loved it. Mr. Pettinelli stated they were getting a shuttle for the concerts.

9. ADJOURNMENT

Motion by Mr. Gubbins to adjourn at 8:38 p.m. Motion seconded by Mr. Thomas and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina