

PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
August 25, 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), Ed Gubbins (regular member), Kevin Matthews (regular member), Richard Pettinelli (alternate member), Louis Salicrup (regular member), Harvey Thomas (regular member)

COMMISSIONERS ABSENT: Bernard Gillis (regular member), Martha Hansen (alternate member), Jessica Stone (alternate member)

OTHERS PRESENT: Jim Ventres, Conservation Commission representative Todd Gelston, 13 members of the public

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

3. MINUTES

The minutes of the August 11, 2015 regular meeting were accepted with the following amendments:

- Page 3, 5th paragraph, 1st sentence: Change “Bashan Lake” to “Moodus Reservoir”
- Page 5, 1st paragraph, 3rd sentence: replace “they” with “the town” before “....thought”
- Page 5, 2nd paragraph, change 1st sentence to read: “Mr. Pettinelli inquired about a prescriptive easement.”

4. BILLS

Hartford Courant	\$130.50
Suburban	\$102.74 (office supplies)

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

5. ACKNOWLEDGMENT

A) Application #15-12, 18 Shore Road, Daniel O’Mara and Ralph Affinito, special exception review for mobile food unit (hot dog cart). Assessor’s Map 67, Lot 66.

First date: August 25, 2015

Last date: October 29, 2015

No one representing the applicant was present at this meeting. Mr. Ventres believed they could be ready for a public hearing on September 8. Mr. Ventres will go out to re-measure and take photographs for viewing at the public hearing.

Motion by Mr. Curtin to set a public hearing for Application #15-12, 18 Shore Road, Daniel O'Mara and Ralph Affinito, special exception review for mobile food unit (hot dog cart) on September 8, 2015, 8:00 p.m. at the Town Grange. Motion seconded by Mr. Gubbins, and carried by unanimous vote.

B) Application #15-15, O'Connell Road Extension, Town of East Haddam, road drainage improvements.

First date: August 25, 2015

Last date: October 29, 2015

No one representing the applicant was present. Mr. Ventres presented the plans for paving of O'Connell Road. He explained that the neighbors would like to have this road paved. There are plans to update the drainage as well. This application will be ready for a public hearing on September 8, 2015.

Motion by Mr. Salicrup, seconded by Mr. Matthews to set a public hearing for O'Connell Road, 8-24 Application on September 8, 2015, 8:00 p.m. at the Town Grange. Motion carried by unanimous vote.

6. LOT LINE REVISION

A) Application #15-13, 10 Old Kentwood Road & 17 Casner Road, Robert Casner, Lot Line Revision. Assessor's Map 37, Lot 59 & Map 37, Lot 58.

First date: August 25, 2015

Last date: October 29, 2015

Mr. Casner addressed the commission and presented his proposal for the lot line revision. He stated that #10 is where his own home is, while the other is a vacant lot he owns. They are changing the lot line on the stream, so that the stream will belong with Lot 10. He stated it simply seems more appropriate to go with his property. Mr. Ventres stated this did not need a Chatham Health District or Wetlands review.

No public comments were offered.

Motion by Mr. Curtin to approve Application #15-13, 10 Old Kentwood Road & 17 Casner Road, Robert Casner, Lot Line Revision as submitted. Motion seconded by Mr. Salicrup and carried by unanimous vote.

B) #15-14, 1 Southwinds Road & 3 Southwinds Road, Robert Casner & David and Donna Rocznik, Lot Line Revision. Assessor's Map 57, Lot 20 & Map 57, Lot 21.

First date: August 25, 2015

Last date: October 29, 2015

Mr. Casner addressed the commission and presented the plan for a lot line revision. They are starting to do some work on Lot #1. Testing was done 10-12 years ago. Since then, they did soil testing on Lot 3. They found that Lot #3 was tight, and Lot #1 has much more road frontage. It makes a better septic system to use galleys. The proposal is to move square footage from Lot 1 to Lot 3. Lot 1 will become 1.286 acres.

Mr. Ventres read into the record a letter from Chatham Health District which stated this application met the requirements for the Public Health Code.

Motion by Mr. Curtin to approve Application #15-14, 1 Southwinds Road & 3 Southwinds Road, Robert Casner & David and Donna Rocznik, Lot Line Revision as submitted. Motion seconded by Mr. Pettinelli, and carried by unanimous vote.

7. EDC REPORT

Mr. Casner had nothing new to report. There is a meeting next Thursday evening.

8. ZEO REPORT

A) Shagbark

Mr. Casner stated the contractor has applied for the permit. Mr. Ventres spoke with the building official, and Ms. Davidson stated the meter has been installed.

Responsive to inquiry by Mr. Salicrup, Mr. Casner stated the inside work was done.

B) Cameron Family Farms/Shady Brook

Mr. Ventres will reach out to them this week. Ms. Davidson received a call from a neighbor who was complaining of the smell from the dumpsters.

Mr. Casner asked if there are chickens there. Mr. Ventres stated there are a few.

C) East Haddam Swing Bridge

Mr. Ventres reported that during recent repairs to the bridge, they sheared a piece of the sewer treatment line. It is just at the base of Ray Hill Road, and they hit the last pump line in place. They dug it out, spliced the line to complete the repair. Mr. Ventres reported this to the DOT, and they have asked that the town photograph the area and document it.

Mr. Ventres spoke with the DOT and asked that if the State is going to spend several million dollars to renovate the bridge, the town would like to see the cantilevered walkway. Mr. Gubbins asked about people walking when the bridge opens.

Mr. Salicrup asked if the Gateway Commission would have review over this. Mr. Ventres believed they would have review.

Mr. Brownell asked if Mr. Ventres got in touch with Haddam regarding a joint meeting. Mr. Ventres has another meeting scheduled in mid-September, and he can discuss this with them at that point.

Other:

Mr. Ventres stated he got an amendment request from the Town of East Hampton to permit a farm brewery. Mr. Salicrup asked if we had something similar, to which Mr. Ventres stated we do. He did note, however, that East Hampton put a gallon cap in its regulations.

Mr. Ventres distributed a document entitled Off-Premise Signs.

Mr. Ventres distributed a document entitled Family Dwelling Unit Size Present. (He will copy and send this to the commission. He did not have his copies here.) This was in response to last meeting's discussion about tiny houses. It was noted that there is no minimum size in the East Haddam Village District.

Discussion ensued regarding the growing tiny house trend. Mr. Thomas asked why the commission was concerned about this at this point. Mr. Brownell stated he read an article, and put it to the commission because they have free time right now. Mr. Thomas suggested the existing standards are okay. Mr. Curtin believed this would affect property values.

The commission discussed a small house on the corner of Wickham and Newberry Road. Mr. Ventres stated this was an architect builder, and there is a 2,000 square foot house coming.

Mr. Ventres spoke with Attorney Bennet regarding the Milan Cais matter. They plan to file a motion for contempt. They also have an upcoming appellate court hearing.

The commission discussed the ZEO's authority. Mr. Ventres stated he has done some research and discovered that two sets of minutes are missing - January 9, 1995, and January 23, 1995. Mr. Brownell stated while Mr. Ventres was on vacation, someone questioned why Mr. Puska was brought in to do some paperwork. Upon research, the Planning & Zoning commission is the only body that can grant authority to another for signing simple permits, etc. Mr. Curtin suggested the sitting chairman could be the person authorized to sign simple permits.

Mr. Thomas made a resolution re-appoint Mr. Ventres as the Zoning Enforcement Officer. Resolution seconded by Mr. Gubbins, and carried by unanimous vote.

Mr. Matthews made a resolution that in the Zoning Enforcement Officer's absence, the Planning & Zoning Chairman may act as the ZEO. Resolution seconded by Mr. Gubbins, and carried by unanimous vote.

Mr. Ventres stated tomorrow there is a meeting with some of the representatives for Bashan Lake Association (BLA). Mr. Ventres is attending this meeting as there is a concern about phragmites and cattails.

Mr. Ventres stated there is a meeting on the Harris property on Thursday. Originally, it was a grant for \$431,000 for an incubator kitchen, etc. At the Town meeting, the townspeople voted 60:1 to proceed. Now, there is a proposal to store equipment, a small pavilion on site that seats up to 30 in picnic tables, a handicap-accessible bathroom, a well, and a hoop house. Mr. Gubbins asked how long the hoop houses last, to which Mr. Ventres stated they typically last around 10 years. Discussion ensued. Mr. Salicrup asked why the town would want to do it. Mr. Ventres explained that the town would like to boost its "brand" and make our community unique. Discussion ensued.

9. ADJOURNMENT

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

Respectfully submitted,

Holly Pattavina