

PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
September 22, 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)(arrived 7:25 p.m.), Ed Gubbins (regular member), Martha Hansen (alternate member), Kevin Matthews (regular member), Richard Pettinelli (alternate member), Harvey Thomas (regular member)

COMMISSIONERS ABSENT: Crary Brownell–Chairman, Louis Salicrup (regular member), Jessica Stone (alternate member)

OTHERS PRESENT: Jim Ventres, and 4 members of the public

Mr. Curtin appointed Ms. Hansen to vote in place of Mr. Brownell this evening.

3. MINUTES

The minutes of the August 25, 2015 meeting were accepted with the following amendment:

- Last page, 1st paragraph: Change “this” to “that regulation change regarding home minimum sizes.”

The minutes of the September 8, 2015 meeting were accepted with the following amendment:

- Page 5, paragraph 2, 1st sentence: Change “lifts” to “lifts in the alignment”

4. BILLS

Suburban Stationers	\$9.50
Suburban Stationers	91.58
Gould, Larson	525.00
(Sillmanville Road)	
Hartford Courant	264.82
(legal notices)	

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

5. ACKNOWLEDGMENTS

New: - Application #15-16: 1 Banner Road, Banner Lodge Enterprises, LLC, under Section 14B and Section 17 – Planned Recreational Development – Resort Zones PRD-R. Additional 247 units. Assessor's Map 73, Lot 32

First date: September 22, 2015

Last date: November 25, 2015

Mr. Ventres reviewed the documents given to each commissioner, which included plans, etc.

Mr. Steve McDonnell, engineer for Banner Lodge, briefly explained their application for an additional 247 condominium units at Banner. There will be a new entrance road, so all traffic coming into the site would enter and exit from this new road. There is egress off Cherry Swamp Road for emergency access only.

Mr. McDonnell stated they addressed the traffic for the earlier project. It has not changed very much.

Mr. McDonnell stated the CT DEEP will not approve or disapprove the plan until the town approves or disapproves it. This is a new policy at the CT DEEP. There will be a treatment plant on site, a membrane bioreactor, which basically produces drinking water standards. The effluent will be brought to drinking water standards.

Mr. Gillis arrived at this time.

Mr. McDonnell stated the effluent will go into the ground via a drip irrigation system. The water supply will include additional drilled wells on the property. There were some additional wells they decided not to use.

Mr. McDonnell explained that they relocated three golf holes per request of the Inland Wetlands and Watercourses Commission (IWWC). He noted there will be very little wetland impact, and they have received IWWC approval.

Mr. Gillis questioned the total acreage. Mr. McDonnell responded it is 405 acres, and the maximum buildable area is 333 acres. They have achieved a zero net excess runoff from the property.

Mr. Thomas suggested, given the exhibit, that the applicant make the new units outlined in a different color on the plan. This might make it easier for the audience to see the existing versus the proposed at the time of the public hearing.

Motion by Mr. Thomas to schedule a public hearing on October 27, 2015, 8:00 p.m. for Application #15-16, 1 Banner Road, Banner Lodge Enterprises, LLC, under Section 14B and Section 17 – Planned Recreational Development – Resort Zones PRD-R, additional 247 units. Motion seconded by Mr. Matthews, and carried by unanimous vote.

New: Application #15-17: 89 North Moodus Road, 89 North Moodus Road, LLC, special exception review for expansion, to include removal of existing building and addition of 7 sites. Assessor's Map 73, Lot 10.

First date: September 22, 2015

Last date: November 25, 2015

Mr. Donald Bergeron submitted his plan for the removal for the existing large building, and the addition of 7 RV sites.

Mr. Pettinelli asked why the proposal was on that side. Mr. Bergeron stated they would like to use as much interior area as possible.

Mr. Ventres recommended October 13, 2015 for this public hearing.

Mr. Matthews asked if they would show how they proposed to continue the buffer. Mr. Bergeron stated it would be shown.

Mr. Thomas asked the total anticipated buildout. Mr. Bergeron stated this was his 3-year plan. His intent was to build out the bottom section, after which it should start to be self sustaining. Mr. Thomas asked if Mr. Bergeron had given thought to the maximum saturation. Discussion ensued.

Mr. Pettinelli asked if the applicant had given any thought to putting the sites anywhere else on the property. Mr. Bergeron explained that he would not just tear down the building for the sake of tearing it down. He would need to have some type of return on his investment. Mr. Bergeron would like to take down the building, and put the sites 25-feet from the road, where the existing structure is about 10-feet from the road.

Motion by Mr. Thomas to set a public hearing on October 13, 2015, 8:00 p.m. at the Town Grange to hear Application #15-17: 89 North Moodus Road, 89 North Moodus Road, LLC, special exception review for expansion, to include removal of existing building and addition of 7 sites. Motion seconded by Mr. Matthews, and carried by unanimous vote.

6. ECONOMIC DEVELOPMENT COMMISSION REPORT

Mr. Casner stated they have met with the subcommittee. Mr. Matthews distributed copies of the draft report. He stated it was not finalized. Mr. Gubbins missed the meeting, so he needs to review it.

7. ZEO REPORT

A) Shagbark

Mr. Casner reported that Shagbark got sign off by the building official today. Everything is now tied into the new septic tank. The pump chamber will go in tomorrow. He was very pleased that everything was to the building official's satisfaction.

B) Cameron Family Farms/Shady Brook

Mr. Ventres stated that Cameron Family Farms is now calling themselves New England Hatchery. Mr. Ventres reported that the State Department of Agriculture called him today. Cameron Farms is off the Shadybrook property now. The State plans to have a meeting with the business owner, who must have an architect and engineer present.

Mr. Thomas asked if there are birds on site at Shadybrook. Mr. Gillis stated there was one in the window when he drove by this evening. Mr. Ventres reported that without approval from the State Department of Agriculture, the hatchery could not sell eggs or chicks. Discussion ensued surrounding the potential uses. Mr. Ventres stated this is in the ½ acre zone.

C) East Haddam Swing Bridge

Mr. Pettinelli stated he spoke with Gene Davies. This evening, and there will need to be plans for traffic patterns for pedestrians and bikes.

D) Sillmanville Road Court Case

Mr. Ventres stated they went to court last week. The judge in this case ordered \$200.00 fines per day, from August 27, 2015, plus attorney fees. This case will be resolved soon. Mr. Ventres will put the work out to bid. He will schedule a field inspection. There will then be a 30-day time frame. If the Town has to foreclose, they will add the daily fines to that amount.

The commission discussed the Powerhouse Road issue for the same defendant. Powerhouse Road will eventually likely come to the same outcome.

Mr. Casner asked about Mill Road. Mr. Matthews stated they were moving a lot of dirt. Mr. Ventres stated the material on the hill side is gravelly, rather than just dirt. Mr. Curtin voiced concern about erosion if we get a heavy rain. Mr. Ventres reported that the seed mix is a wet meadow seed mix. Everyone is working at the same time, so it appears overwhelming.

Mr. Curtin asked if Mr. Ventres talked to the fire marshal about Dale King. There was a fire hydrant near his dam. There is an easement area designated.

Mr. Pettinelli asked about the trailers being stored at the Cone property. Mr. Ventres stated the owner has not returned Jim's phone calls.

Mr. Ventres send out a Cease & Desist order on Oak Road for an agricultural building too close to the property line. Mr. Ventres stated it has been reported that there is an illegal unit in her basement. Mr. Ventres expects a larger issue from this.

Mr. Gubbins asked about the dumpsters at Town Tavern. Mr. Ventres stated he was told that they were going to move them to the back of the property.

Mr. Gillis asked about directory signs, and who was in charge of this. Mr. Ventres reported that EDC put the funds together,

9. ADJOURNMENT

Motion by Mr. Gubbins to adjourn at 8:23 p.m., seconded by Mr. Matthews, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina