

**PLANNING & ZONING COMMISSION/  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
March 8, 2016  
(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:** Cary 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)

**COMMISSIONERS ABSENT:** Harvey Thomas (regular member)

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

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

**3. MINUTES**

The minutes of the February 23, 2016 regular meeting were accepted with the following amendment:

- Page 5, Staff Comments, 3<sup>rd</sup> paragraph, 1<sup>st</sup> sentence: Add “which will have a single point of access for five years” after “units”

**4. BILLS**

Branse & Willis (Banner, email correspondence)	\$203.50
Suburban Stationers	53.89
NL Jacobson (Banner portion)	1298.45
Gould, Larson, Bennet & McDonnell (appearance in court)	594.00

Mr. Ventres will speak with Mr. Curtis at NL Jacobson regarding the bond cost update portion of their bill, so that was not included in these bills.

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

CT Federation of P&Z Agencies.	\$110.00
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**Motion by Mr. Curtin, seconded by Mr. Gillis to pay this bill. Motion carried by  
unanimous vote.**

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

## **6. DECISIONS**

**A) Continued: 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: January 27, 2016**

**Last date: March 31, 2016**

Mr. Ventres distributed an email from Banner Realty Development. Mr. Ventres read this email into the record, which they requested to withdraw their application. Mr. Gubbins asked if the commission needs to start from scratch with another application when it is received. Mr. Ventres responded no, as long as the minutes and record are intact and recent.

Mr. Pettinelli commented the engineer treated the application like it was an accessory to the wetlands application. This commission was provided basically no stormwater information. Mr. Gillis asked if the applicant would need to go before the Inland Wetlands and Watercourses Commission again, to which Mr. Ventres responded no. Mr. Ventres stated he, the engineers, and the owner went through the entire thick packet, and they understood there are many issues. Mr. Curtin stated the leaching fields for Spyglass Hill were a concern, since there was not enough information.

**Motion by Mr. Curtin to accept the withdrawal of Application #15-16, Banner Realty Development. Motion seconded by Mr. Gubbins, and carried by unanimous vote.**

## **5. REVIEW OF THE PLAN OF CONSERVATION AND DEVELOPMENT**

### **A) Chapter 8**

Mr. Gelston spoke on behalf of the Conservation Commission, and stated the Plan of Conservation and Development (Plan) was as good a document today as it was in 2008 when it was drafted. He did ask about the sign at the swing bridge for shutting off your cars when the bridge is open. Mr. Ventres stated the CT DOT looked into this, but declined to install the sign.

Mr. Ventres distributed the other pages for Chapter 8. It was noted that the odd numbered pages were missing from the last drafts.

Mr. Ventres referred to page 2 of 9 on the EDC's draft.

The following changes were made to the draft:

- Page 3, Element #1: Mr. Ventres suggested wordsmithing on Page 40.

- Page 42, our group: Add #7 (not B). If they have any type of funding opportunities, it needs to be referenced somewhere.
- Page 4 of 9 of EDC draft: Add “work with Haddam and the State of Connecticut to create a walkway over the swing bridge for pedestrians and bicyclists.” Mr. Pettinelli asked if this should say Haddam only, and if that would exclude other towns. The consensus was that it should remain Haddam.
- Page 6 of 9: In previous paragraphs, Mr. Ventres suggested blending the language to be consistent.
- Page 8 of 9, add language from page 42, item 4c.

Mr. Ventres will make the changes and send them to the commissioners.

## **7. ECONOMIC DEVELOPMENT COMMISSION REPORT:**

Mr. Casner was not present to report.

## **8. ZEO REPORT**

### **A) Shagbark Solar Panel Project:**

Mr. Ventres distributed a letter dated March 4, 2016 from the Siting Council. The Siting Council incorporated this commission’s comments in their approval of Shagbark’s solar project. A lengthy discussion ensued. Mr. Malavasi stated that Shagbark will not have to pay permit fees, since the town will benefit from it.

The commission discussed lighting around the walking trail near the senior center. There is a plan to install lightings. The lights will be 42-inches high. Mr. Curtin stated they need to submit a plan. The lights will be on a timer, so they will turn off at 11:00 p.m., and turn on at 5:00 a.m. Mr. Pettinelli suggested the installation of a sign stating the park is closed at 11:00, and opens at 5:00 a.m. Mr. Ventres will talk with them about this.

The commission discussed lighting for WMC for Banner.

Mr. Ventres stated that Dale King previously had a plan approved for a standpipe on Sheepskin Hollow Road. Mr. Angersola agreed with the concept of an easement area to gain access to the pond instead of a stand pipe. Mr. King was in agreement, and he will donate \$3,000 for a stand pipe in another location. If acceptable to the commission, Mr. Ventres can write up a release document for review and approval by the commission at the next meeting. Mr. Ventres stated this dam carries a lot of water, and if they could maintain the integrity of the water, he would prefer this.

Mr. Ventres stated there had been no real progress in the other active violations; however, tomorrow afternoon he will be looking at Sillmanville Road area. Mr. Cais has continued to build up debris. Another person in this area is reportedly neglecting horses.

Mr. Brownell saw that Dutch Oil is progressing with their tank installation. Mr. Ventres stated they have gotten all of the issues worked out with The Brownell Company, which had been a hold up for the project.

Mr. Curtin asked about the old Cumberland Farms. Mr. Ventres stated that they still have not resolved the environmental issues at this site.

The commission discussed the clearing occurring across from Dr. Gourlie's old building. Mr. Ventres stated that Mr. Gagnon has purchased this property, and is in compliance with his work. Mr. Gagnon is also progressing quickly on Grove Street. This site was approved for 33 one-bedroom units. Some will have garages. They are working on getting the water and septic areas. Mr. Ventres reported that the new owner is not trying to change the plan all that much. This project will progress in phases. This is a 55+ community. Mr. Gubbins asked if a percentage can be below 55. Mr. Ventres stated there have been no amendments to the current regulations, which require age 55. Mr. Gillis asked if they had extensive buffering. Mr. Ventres stated it is not extensive, but there is a buffer there.

Mr. Curtin asked about Taylor Lane. Mr. Ventres stated the engineer went out there in the fall. They found cracks, but nothing has happened yet.

Mr. Pettinelli asked about stormwater regulations, and if Mr. Ventres could add this to the agenda for discussion soon.

Mr. Malavasi stated it is in the budget this year to pave the small dirt parking area adjacent to the senior center.

## **9. ADJOURNMENT**

**Motion by Mr. Gubbins, seconded by Mr. Matthews to adjourn at 8:16 p.m. The motion passed by unanimous vote.**

Respectfully submitted,

Holly Pattavina