

**PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
March 22, 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), Richard Pettinelli (alternate member), and Harvey Thomas (regular member)

COMMISSIONERS ABSENT: Martha Hansen (alternate member), Kevin Matthews (regular member), and Louis Salicrup (regular member)

OTHERS PRESENT: Jim Ventres

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

3. MINUTES

The minutes of the March 8, 2016 regular meeting were accepted with the following amendments:

- Page 1, attendance: Change “Ms.” to “Mr.” Pettinelli
- Page 3, Item 8A, Paragraph 2: Remove “s” from “lighting” in the second sentence, and remove “a” and add “their existing location and detail, marked on the” before “plan” in the third sentence.

4. BILLS

None

5. REVIEW OF THE PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Ventres distributed the revised Chapter 8 draft to the commissioners present. He will mail copies to all commission members not present this evening.

Mr. Thomas asked what the plan is for this draft, assuming that the members of the commission are agreeable, and that the Economic Development Commission (EDC) does not object. Mr. Ventres stated the commission can review it and act on it at the next meeting. Mr. Thomas inquired about notice and if a public hearing was required. Mr. Ventres believed the revisions were not substantial enough to warrant a public hearing. He believed the new draft narrowed some of the issues and really amounted to wordsmithing; therefore, he did not believe it would not require a public hearing, unless the commission

felt otherwise. Mr. Curtin agreed and stated this has been on the agenda for months. Mr. Gillis asked about the new sentence added to page 9. Mr. Ventres stated this has been the practice. Mr. Curtin suggested they poll the commission at the next meeting.

6. ACKNOWLEDGMENT

A) New: #16-03, Anthony Silvestri (applicant), JD Connecticut Realty, LLC (owner), 96 Town Street, 2 lot subdivision. Assessor's Map 11, Lot 32.

First date: March 22, 2016

Last date: May 25, 2016

No one representing the applicant was present at this meeting. Mr. Ventres presented the plan to the commission for review. Mr. Brownell stated his property was adjacent to this property, and would have to recuse himself from this application.

Mr. Ventres stated this application could be ready for the April 26 meeting.

Motion by Mr. Gubbins, seconded by Mr. Gillis, to set a public hearing on April 26, 2016, 8:00 p.m. at the Town Grange for #16-03, Anthony Silvestri (applicant), JD Connecticut Realty, LLC (owner), 96 Town Street, 2 lot subdivision. Motion carried by unanimous vote of all voting members.

Mr. Brownell resumed the meeting at this time.

B) New: #16-04, Ryan Scully (applicant), Kito Realty LLC (owner), 408 EH Moodus Road, use of property for landscaping business and construction of a 30' x 60' garage. Assessor's Map 55, Lot 68.

First date: March 22, 2016

Last date: May 25, 2016

No one representing the applicant was present at this meeting. Mr. Ventres presented the GIS map to the commission. He explained that the applicant would like to put in a fairly good sized structure on this site. Due to the sizes of the building and parcel, Mr. Ventres stated he would meet the applicant on site to discuss possibilities and restrictions. The commission discussed the site and the existing building.

Motion by Mr. Curtin, seconded by Mr. Gillis to set a public hearing on April 26, 2016, 8:00 p.m. at the Town Grange for #16-04, Ryan Scully (applicant), Kito Realty LLC (owner), 408 EH Moodus Road, use of property for landscaping business and construction of a 30' x 60' garage. Motion carried by unanimous vote.

7. ECONOMIC DEVELOPMENT COMMISSION REPORT

Mr. Casner was not present to report

8. ZONING ENFORCEMENT OFFICER'S REPORT

A) East Haddam swing bridge – No new report

B) Sillmanville Road court case – Mr. Ventres reported that this case continues in courts.

C) Violations - Mr. Ventres went out to another residence on Sillmanville Road for a nitrogen issue due to horses. Mr. Ventres had a long discussion with the owner. He gave her a copy of the GIS plan of her property, along with the contours. Discussion ensued regarding other issues with this property and another in the area that had an inhabited camper trailer.

Mr. Ventres informed the commission that he has planned 26 stops/inspections to do around town tomorrow.

D) Powerhouse Road court case – Mr. Ventres has to have Attorney Bennet finish this case. The commission would like this resolved soon.

E) Proposed lighting around the walking path at the senior center – Mr. Ventres will speak with the facilities manager, Kevin Wright, regarding spacing of the lights. Discussion centered around the moving force for this project, timing, and proper spacing. Mr. Ventres will measure the walking path during his inspections.

F) Release of standpipe requirement at Oak Ridge subdivision – Dale King, Jr.

Mr. Ventres distributed a draft letter addressed to Mr. King regarding the standpipe. Mr. King has already submitted a check for the donation. Mr. Gillis asked the condition of the dam now. Mr. Ventres stated it is in good condition; however, any time you drill down, you could compromise a structure.

Motion by Mr. Thomas, seconded by Mr. Gillis to approve the release of obligation for a standpipe, in lieu of \$3,000 contribution for a standpipe in another location, and to amend the previous approval. Motion carried by unanimous vote of all members, except Mr. Curtin, who abstained from voting.

Mr. Gubbins commented that the Grove street project is underway and looks good.

9. ADJOURNMENT

Motion by Mr. Pettinelli, seconded by Mr. Gubbins to adjourn at 8:12 p.m. The motion passed by unanimous vote.

Respectfully submitted,

Holly Pattavina