

**PLANNING & ZONING COMMISSION/  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
April 12, 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), Louis Salicrup (regular member), Richard Pettinelli (alternate member), and Harvey Thomas (regular member)

**COMMISSIONERS ABSENT:** Kevin Matthews (regular member)

**OTHERS PRESENT:** Jim Ventres, Robert Casner, and Marilyn Gleason

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

**3. MINUTES**

The minutes of the March 22, 2016 regular meeting were accepted as presented.

**4. BILLS**

Nathan L. Jacobson & Associates	\$1515.33
Nathan L. Jacobson & Associates	\$6037.23

**A motion was made by Mr. Pettinelli to table the approval of the above bills from Nathan L. Jacobson & Associates. The motion was seconded by Mr. Curtin and carried by a unanimous vote.**

Branse & Willis	\$499.50
East Haddam News	\$27.00
East Haddam News	\$33.00

**A motion was made by Mr. Curtin to approve of the above bills from Branse & Willis and the East Haddam News. The motion was seconded by Mr. Gubbins and carried by a unanimous vote.**

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

Mr. Ventres distributed the revised Chapter 8 draft to the commissioners present. These revisions were based on a conversation with Mr. Casner. The areas highlighted in yellow are areas Mr. Casner wished to be deleted and the areas highlighted in green he wished to keep.

Mr. Casner stated that overall he was pleased the merging of the old and the revised sections.

He asked that the phrase “and possible development of Johnsonville” be removed from page 4. At this time, the Economic Development Commission feels that the structures have deteriorated to the point where it is no longer a viable project. He also stated that he would like to remove the reference to the Brownell facility on pages 4 & 5. The Economic Development Commission didn’t want to name any specific entities or businesses in the chapter. On page 5, he agreed that public infrastructure such as sewer and gas were not limiting so this line could be eliminated. The sub-committee only found three sites with septic limitations and they had alternatives. Mr. Casner said that on pages 6 & 7 he would like to keep the lack of infrastructure and working to get water supply approval as limiting factors in the East Haddam Industrial General/Four Corners area. On page 9 under Agriculture, Mr. Casner said the “community supported agriculture” phrase should be removed. Mr. Curtain asked that the last line on page 5 be re-written. With sewers and additional 60,000 square feet of commercial buildings could be added and not 220,000 square feet. Harvey Thomas noted that it was a little late but the recent Connecticut River Council of Governments Report was not included but should be the next time.

## 6. ACKNOWLEDGMENT

**A) New – #16-05 – Mark Theide, Two Wrasslin’ Cats, 348 Town Street, Special Exception Review for an addition to the existing building to be used as retail for ice cream sales.**

**Assessor’s Map 27, Lot 90.**

**First Date: April 12, 2016**

**Last Date: June 15, 2016**

No one representing the applicant was present at this meeting. Mr. Ventres stated that Mr. Theide is planning to add to the existing structure. He also will look to expand the hours of operation and expand the parking area.

**Motion by Mr. Curtain, seconded by Mr. Gillis, to set a public hearing on May 10, 2016, 8:00 p.m. at the Town Grange for #16-05 – Mark Theide, Two Wrasslin’ Cats, 348 Town Street, Special Exception Review for an addition to the existing building to be used as retail for ice cream sales. Motion carried by unanimous vote of all voting members.**

**B) New - #16-06 – East Haddam Elementary School, 45 Joe Williams Road, Special Exception Review for reconstruction of parking lot and building of a storm water basin. Assessor’s Map 78, Lot 99.**

**First date: March 22, 2016**

**Last date: May 25, 2016**

Mr. Ventres presented plans for the reconstruction of the elementary school parking area. The plans include a separate area for the buses to travel. The goal was to reduce congestion and provide a safer access for everyone. Jason Guernon, chairman of the East Haddam Elementary School Building Committee, stated that the project had three major components. 1. Re-roof the building, 2. Replace the

boiler/heating system, and 3. Reconstruct and reconfigure the parking area. Work may begin this summer.

**Motion by Mr. Curtain, seconded by Mr. Gillis, to set a public hearing on May 10, 2016, 8:00 p.m. at the Town Grange for #16-06 – East Haddam Elementary School, 45 Joe Williams Road, Special Exception Review for reconstruction of parking lot and building of a storm water basin. Motion carried by unanimous vote of all voting members.**

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

Mr. Casner stated that he would like the commission to consider the inclusion of hotels as part of a permitted use in the East Haddam Village District. The focus of the Economic Development Commission has been on the East Haddam Village area up to the Four Corners. The Economic Development Commission is trying to package what is allowable and what might be desired once the town leaves the village. Hotels are one possibility. Mr. Ventres distributed sample regulations from other towns. He noted that the East Haddam Village District does allow Bed and Breakfasts or Country Inns but the state building code requires that they be owner occupied. Hotels do not require owner occupation. All of the same uses, accessory functions etc. but staff would operate the facility. Mr. Casner recommended that he could work with M. Ventres to develop a sample regulation for consideration.

Mr. Ventres noted that the East Haddam Village District had other reviews such as the East Haddam Historic District Commission and the Gateway Commission. Mr. Casner said that the East Haddam Economic Development Commission and the Haddam Economic Development Commission have been working with the Essex Steam Train to develop packages or tours that could attract tourists.

Mr. Casner also asked for the commission to consider a draft change for the IG District. When it was changed about twelve years ago, it was broken up into eleven zones. The Economic Development Commission would like to reduce it to five or six zones to create a more uniform area and increased marketability of the area. A draft was distributed by Mr. Ventres.

## **8. ZONING ENFORCEMENT OFFICER'S REPORT**

Mr. Ventres stated that the applicant for 405 East Haddam Moodus Road has withdrawn his application. He was having problems with closing on the property. Mr. Ventres asked if he could return the application fees and the commission agreed that it was okay to return the fees.

**A) East Haddam swing bridge – No new report**

**B) Sillmanville Road court case – No new report**

**C) Violations –** Mr. Ventre distributed a spread sheet of existing and past violations. The commission reviewed the list. It was noted that some of the sites were continual problem areas. A report would be submitted every month on the progress of each site.

**D) Powerhouse Road court case – No new report**

**E) Proposed lighting around the walking path at the senior center – No new report**

Mr. Ventres asked Mr. Thomas if he had any information on the potential of a solar panel array that would be ten times the size of the Shagbark project. It was discussed at a Board of Finance meeting. Mr. Thomas said that he was hoping that Mr. Ventres knew where it was going to be. There is a joint meeting of the Board of Selectmen and the Board of Finance scheduled for April 30<sup>th</sup> to discuss tax issues associated with solar panels.

Mr. Brownell noted that the grease dumpster at The Town Tavern has not been moved. Mr. Ventres said that he would speak with the owner.

**9. ADJOURNMENT**

**Motion by Mr. Gubbins, seconded by Mr. Pettinelli to adjourn at 8:30 p.m. The motion passed by unanimous vote.**

Respectfully submitted,

James Ventres  
Land Use Administrator