

**PLANNING & ZONING COMMISSION/  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
April 26, 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:** Crary Brownell–Chairman, James Curtin (regular member), Kevin Matthews (regular member), Bernard Gillis (regular member), Ed Gubbins (regular member), Richard Pettinelli (alternate member), and Harvey Thomas (regular member)

**COMMISSIONERS ABSENT:** Louis Salicrup (regular member), Martha Hansen (alternate member),

**OTHERS PRESENT:** Jim Ventres, Robert Casner, Marilyn Gleason, Todd Gelston, and 2 members of the public.

**3. MINUTES**

The minutes of the April 12, 2016 regular meeting were accepted with the following amendments:

- It was stated in the minutes that Ms. Hansen was appointed by Chairman Brownell to vote in place of Mr. Matthews. It was actually Mr. Pettinelli that was appointed, not Ms. Hansen.
- Mr. Curtin’s last name was spelled “Curtain” incorrectly in 4 places within the minutes.

**4. BILLS**

Nathan L. Jacobson & Associates	\$ 347.00
Nathan L. Jacobson & Associates	\$ 1515.33
Nathan L. Jacobson & Associates	\$ 6037.23
Branse & Willis	\$ 499.50

The commission reviewed Brian Curtis’s email which explained the charges for the “Bond Cost Updates” and the total running cost for the Banner review. Mr. Ventres noted that the Banner costs were over \$14,000.00 and the owner of Banner and WMC Consulting were told to pay the present costs in full prior to re-submitting an application. The commission expressed concern about the overall cost and product received from Nathan L. Jacobsen and Associates. They instructed Mr. Ventres to call surrounding towns to find out what firms they use and if they are satisfied with the work.

**A motion was made by Mr. Curtin to approve the bills listed above. The motion was seconded by Mr. Matthews and carried by a unanimous vote with Mr. Gubbins abstaining.**

Mr. Thomas asked if a large zoning map could be made available for the next meeting.

## **5. ACKNOWLEDGMENT**

- A) New - #16-08 – River Valley Construction, William B. & Joshua L. Shaw, 50 North Moodus Road, special exception review for an in-law apartment over proposed 3 car garage. Assessors Map 65, Lot 184.**

Mr. Ventres stated that the applicant has submitted a site plan and architectural drawings. A public hearing could be set for May 24, 2016.

**A motion was made by Mr. Curtin to set a public hearing on May 24, 2016 at 8:00 pm at the Town Grange for application #16-08 – River Valley Construction, William B. & Joshua L. Shaw, 50 North Moodus Road, special exception review for an in-law apartment over proposed 3 car garage. Assessors Map 65, Lot 184. The motion was seconded by Mr. Matthews and carried by a unanimous vote.**

- B) New - #16-09 - Daniel O'Brien, 277 Tater Hill Road, re-submittal of a previously approved 3 lot sub-division. Assessor's Map 31, Lot 83**

Mr. Ventres asked that application #16-09 for Daniel O'Brien for a re-submittal of a previously approved 3 lot sub-division on 277 Tater Hill Road be added to the night's agenda.

Mr. Ventres explained that Mr. O'Brien had a buyer for the property who was going to purchase the house and all of the surrounding land so he did not file the mylars within the two hundred and seventy days required by the statutes. The buyer has now backed out of the purchase so the sub-division has to be re-approved.

**A motion was made by Mr. Curtin to set a public hearing on May 24, 2016 at 8:00 pm at the Town Grange for application #16-09 - Daniel O'Brien, 277 Tater Hill Road, re-submittal of a previously approved 3 lot sub-division. Assessor's Map 31, Lot 83. The motion was seconded by Mr. Gubbins and carried by a unanimous vote.**

## **6. LOT LINE REVISION**

- A) New – #16-07 – David Annino – Annino Survey (agent), Cindy Ann & Stephen C. Longobardi (owner), 200 EH Colchester Turnpike, Wilson H. Brownell Trustee (owner), 194 EH Colchester Turnpike, Lot Line Revision. Assessor's Map 57, Lot 118 and Assessor's Map 66, Lot 417.**

**First Date: April 26, 2016**

**Last Date: June 29, 2016**

Mr. Brownell recused himself from this discussion.

Mr. Ventres presented plans drawn by David Annino L.S. which transferred .3 acres from Mr. Wilson Brownell to Mr. & Mrs. Longobardi. The transfer of land would allow an accessory building that was over the property line to be solely on the property of the Longobardis.

**A motion was made by Mr. Gillis to approve application #16-07 – David Annino – Annino Survey (agent), Cindy Ann & Stephen C. Longobardi (owner), 200 EH Colchester Turnpike, Wilson H. Brownell Trustee (owner), 194 EH Colchester Turnpike, Lot Line Revision. Assessor’s Map 57, Lot 118 and Assessor’s Map 66, Lot 417. The motion was seconded by Mr. Gubbins and carried by a unanimous vote. Mr. Brownell & Mr. Thomas abstained.**

## **7. PUBLIC HEARING**

Mr. Ventres notified the commission and the public that the East Haddam News did not publish the second hearing notice as required by state statute. The public hearings have to be rescheduled.

**A motion was made by Mr. Curtin to re-schedule the public hearing for Inclusion of Helistops to the East Haddam Zoning Regulations to May 10, 2016, 8:00 pm at the Town Grange. The motion was seconded by Mr. Gillis and carried by a unanimous vote.**

**A motion was made by Mr. Curtin to re-schedule the public hearing for application #16-03 to May 24, 2016, 8:00 pm at the Town Grange. The motion was seconded by Mr. Gillis and carried by unanimous vote.**

It was noted that Mr. Scully’s application #16-04 was withdrawn at the April 12, 2016 meeting

## **8. REVIEW OF PLAN OF CONSERVATION AND DEVELOPMENT**

**Chapter 8:** Mr. Ventres distributed copies of Chapter 8 revised per the comments of the past meetings. The commission members agreed to table the discussion to allow time to read the document.

## **9. ECONOMIC DEVELOPMENT COMMISSION REPORT**

Mr. Ventres distributed a draft map of the IG Zone and the draft table of uses. Mr. Casner, representing the Economic Development Commission, said that the goal was to reduce and simplify the district. He said it was difficult to market the area with multiple zones and different uses.

The commission agreed to take a look at the proposal prior to calling the public in to review any proposed changes. Chairman Brownell asked that everyone review the draft and be ready to discuss it at the May 10, 2016 meeting.

Mr. Ventres distributed a draft for the inclusion of hotels in the East Haddam Village District. He noted that hotels do not require owner occupancy as Bed and Breakfasts or Country Inns do and hotels allow occupancy above the second floor. Mr. Casner noted that the present town site has potential but only for three stories. The commission asked for definitions of “short term occupancy” or “transient use”.

## 10. ZEO REPORT

**East Haddam Swing Bridge** - Mr. Casner reported that the present work is on existing electrical lines. Mr. Ventres stated that the major work was planned for 2018 but the planning phase should start soon. The Connecticut Department of Transportation already has letters from the Selectman on both sides of the Connecticut River requesting a walkway be included. The commission said that the Connecticut Department of Transportation should be contacted about the actual estimated life of the bridge. Is it 10 years, 25 years, 700 years?

**Sillimanville Road Court Case** – Mr. Ventres reported that Mr. Cais has not filed an appeal so he is out of options. A site inspection was conducted last Friday and a small amount of material was removed but he really needed dumpsters to make any progress.

**Power House Road Court Case** – Mr. Ventres stated that Attorney Bennett was supposed to file foreclosure papers. Mr. Ventres will follow up on this.

### **Violations –**

**Richard Anderson (Town Street)** – Mr. Ventres stated that the sheriff served Mr. Anderson with court papers. Over the last two weeks at least nine vehicles have been removed. Mr. Ventres met with Mr. Anderson today to discuss a time line to remove the rest of the vehicles and debris.

**Other** – Mr. Ventres updated the commission about several other sites. Not much progress has been made.

**Proposed Lighting Around the Walking Path at the Senior Center** – Mr. Ventres stated that he measured the length of the pathway and sampled the light levels of the existing driveway lights. Mr. Ventres's recommendation to Selectman Walter was to hire a professional to lay out a plan with appropriate levels of lighting so the public can use the walkway at night.

Mr. Gelston voiced concern that the commission was out over \$14,000.00 in review fees to the Banner project. Mr. Ventres stated that he has instructed the owner and the engineer to submit the existing review fees prior to the re-application for the project.

## 9. ADJOURNMENT

**Motion by Mr. Gubbins, seconded by Mr. Matthews to adjourn the meeting. The motion passed by unanimous vote.**

Respectfully submitted,

James Ventres  
Land Use Administrator