

**PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
August 9, 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: James Curtin (regular member), Bernard Gillis (regular member), Harvey Thomas (regular member), and Louis Salicrup (regular member).

COMMISSIONERS ABSENT: Cary Brownell–Chairman, Martha Hansen (alternate member), Kevin Matthews (regular member), Edward Gubbins (regular member), Richard Pettinelli (alternate member)

OTHERS PRESENT: Jim Ventres

3. MINUTES

The minutes of the June 14, 2016 meeting were accepted with the following amendment:

- Page 4, Item 7, paragraph 2, 3rd sentence: Change “along” to “alone”.0

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

- Page 1, Minutes: Change “Mr. Curtin” to “Mr. Curtin”
- Page 4, 8th paragraph, 1st sentence: Change “Mr. Gubbins” to “Mr. Salicrup”

4. BILLS

East Haddam News (July notices)	\$97.25
Branse & Willis	555.00
(correspondence with Atty. Roberts/Mr. Ventres re: Rolling Hill; correspondence w/Atty. Becker, withdrawal action against Anderson, phone call with Mr. Brownell)	
N.L. Jacobson	1319.00
(review of Banner plans, prior to re-submittal)	

Motion by Mr. Thomas to pay the bills as presented. Motion seconded by Mr. Gillis and carried by unanimous vote.

5. REVIEW OF THE ZONING REGULATIONS AND SUBDIVISION REGULATIONS

A) IG Zone:

Mr. Ventres stated there was a public hearing previously set for September 13, 2016, 8:00 p.m.

B) Agriculture Regulations

Mr. Ventres informed the commission that he forwarded the draft regulations to the Agriculture Commission for review.

Motion by Mr. Thomas, seconded by Mr. Gillis, and carried by unanimous vote to change the order of business.

7. ZEO REPORT

A) East Haddam Swing Bridge

Mr. Ventres informed the commission that he spent this morning with various representatives from Haddam, including planners, business owners, etc. They focused on the area from Route 154 to the East Haddam bridge. They showed pre-existing conditions. Dan from the Goodspeed was present. They discussed the rate of accidents, measured the width of the bridge, and walked the area to get an idea of plans. The CT DOT will come back in a couple months to look at their draft plans.

Mr. Salicrup asked if Haddam has a plan to architecturally unify the Route 82 section. Mr. Ventres stated they discussed this area during their meeting. Discussion ensued regarding various developments in Haddam. Responsive to inquiry by Mr. Curtin, Mr. Ventres stated they are also planning to incorporate bicycle traffic into the lane going across the bridge. Mr. Salicrup asked for a timeline. Mr. Ventres replied that the State is looking at improvements to occur in 2018. The group that met today would like to have a report to the State before any work begins.

Mr. Casner asked who organized today's meeting, to which Mr. Ventres responded that Ms. Glidden, the Haddam Town Planner, organized it. Mr. Casner stated that East Haddam should be involved in these discussions, since we have to plan what to do with the pedestrian traffic once they get to this side.

Mr. Curtin asked about the Anderson property. Mr. Ventres stated he has moved a good amount of materials, enough to withdraw the court action.

Mr. Salicrup asked about a potential buyer for the Quonset hut on Smith Road. Mr. Ventres stated he has heard nothing since he got back from vacation.

Mr. Gillis asked about the 1997 grant application. Mr. Ventres explained what this was. They talked about hiking trails up the railroad because it was not being used at that time. Most involved in today's meeting were aware of the DOT report that analyzed a walkway along the swing bridge. Mr. Salicrup asked if the grant money was used, to which Mr. Ventres stated it was used for streetscapes in Middletown instead.

Motion by Mr. Thomas, seconded by Mr. Salicrup to recess until 8:00 p.m. Motion carried by unanimous vote. The meeting reconvened at 8:00 p.m.

6. PUBLIC HEARING

Mr. Thomas read the call for the following public hearing:

A) Continued: #16-11, Subdivision of Matthews Development Corporation, Clark Hill Road & Tater Hill Road, discussion regarding the voiding of the subdivision.

First date: July 12, 2016

Last date: August 15, 2016

Mr. Ventres stated since Mr. Lyman was recently appointed as the new First Selectman, there is a discussion with the Selectman's office and the attorney, and negotiations. Mr. Ventres recommended this item be tabled until the next regularly scheduled meeting.

Mr. Thomas asked about the last date noted on the agenda for this application. Mr. Ventres stated that date should not be on there.

Motion by Mr. Thomas to continue #16-11, Subdivision of Matthews Development Corporation, Clark Hill Road & Tater Hill Road, discussion regarding the voiding of the subdivision until August 23, 2016, 8:00 p.m. at the Town Grange. Motion seconded by Mr. Gillis, and carried by unanimous vote.

Mr. Gillis asked if no meetings had taken place, to which Mr. Ventres responded affirmatively.

Someone from the audience asked if the Selectman would be here next time. Mr. Ventres stated it is a unique situation. Mr. Lyman arrived at the meeting at this time. Mr. Ventres informed Mr. Lyman and the audience that the application had already been continued.

Mr. Thomas read the call for the following public hearing:

B) New: 16-12, East Haddam Fire Department, Company 2, 44 William F. Palmer Road, addition consisting of 2 bays. Assessor's Map 65, Lot 138

Mr. Roger Nemergut addressed the commission on behalf of the applicant. He submitted the green, certified receipt cards to Mr. Ventres.

Mr. Nemergut explained they are planning to add two bays. The proposed addition of 24 ft. x 60 ft. is shaded in gray. It will be on the northwest corner of the site. The lighter shaded gray is a paved area. This is in the C/B/IG zone. It will match architecture with the existing building. Mr. Nemergut stated there is no category that addresses this use. However, there are 18 regular parking spaces and one handicapped accessible space. In talking with the fire department, etc., the maximum staff is 6. He was not aware of any existing parking issues. Because the area is not going to be used as an office, etc., there should be no additional use for the parking calculation.

In terms of septic, Mr. Nemergut stated there is a very large septic system. It has a capacity of approximately 1500 gallons per day. He stated the existing system is much larger than it needs to be already for the use, so they do not propose any increase in the size. They do need to demonstrate a code-compliant area for a replacement septic system. He has spoken with Ms. Davidson about this, but he has not received a letter yet. He hoped that Mr. Ventres has a letter from her.

Mr. Nemergut stated there is a storm drain on W.F. Palmer, and they will connect into that. There are existing floor drains with an oil/water separator. They will replace it with a new oil/water separator

which will be pumped and removed by an outside vendor. They have a prior report stating that there are no wetlands on site.

Aside from replacing the light on the side of the building, Mr. Nemergut did not believe there would be any additional lighting required.

Mr. Nemergut indicated that they are proposing an exit only access across the existing senior housing access way. They need something in writing from the owner, as well as an easement. Mr. Gillis inquired what the housing authority asked for. Mr. Nemergut stated right now, all of the flow goes into the basin on W.F. Palmer. In this design, they created a high point so that runoff will follow the curbing, to a catch basin. The runoff would not get onto the access, which could cause icing. They were also interested in making sure this was a one-way road.

Mr. Dutch stated they were so close to the driveway, rather than having two paved strips very close to one another.

Mr. Salicrup asked why they need an additional driveway for 6 people. Mr. Nemergut explained that during the day, 6 is a good number. However, at times of meetings, alarms, etc., they would use the new exit. He showed on the plan the route of traffic in and out of the parking area.

Mr. Salicrup asked if the downspout was new. Mr. Nemergut stated the roof leaders would go underground.

Mr. George Fellner next addressed the commission and stated the existing footprint is 80 ft. x 60 ft. They are adding 40 ft. x 60 ft. There will be overhead bays on the front and rear of the buildings. This additional space will be used strictly for extra storage of vehicles. They will be putting out to bid for this project for a design/build firm. The front has a brick façade that will be extended across the entire front. The roof will be continuous. They will add that same type of light to the side of the building.

Mr. Gillis asked if the light was shielded, to which Mr. Fellner stated it would be. Mr. Curtin asked about the one outside. Mr. Ventres stated that was a CL&P pole.

Mr. Dutch stated they are going to basically snip off the rust from the metal building, and basically re-skirt it. They will make it look better cosmetically.

Mr. Ventres stated that Mr. Brad Parker, as a representative of the Senior Housing Authority, called and left him a message today that they are in agreement about the new driveway entrance on their driveway.

Mr. Ventres stated Ms. Davidson, from the Chatham Health District, agreed that the system was oversized, and the site met the requirement of the Public Health Code.

Mr. Nemergut had submitted a waiver for the application fee, since this is a municipal project. He added that they need the agreement and the mortgage information from the applicant.

Mr. Curtin opened the hearing to the public.

Mr. Casner asked if there was any plan to put up a knee wall. Mr. Fellner stated there were no plans to put up a knee wall. Mr. Casner commented that he always found it beneficial to have a knee wall so the same thing did not happen again with rust on the skirting.

Mr. Todd Gelston asked about the stairway in the back, and what it was for. Mr. Fellner stated this was a mezzanine section for storage, and the stairs were a way to access that area.

Mr. Gelston asked if the exhaust from the building would impact the residents of Grove Road. Mr. Fellner stated that this would be similar to the buildings adjacent to the police station in Cromwell and would not have any impacts. Mr. Gelston stated he was all for this project, but he believed they should look at this so it does not impact the neighbors.

Mr. Thomas asked if setbacks, etc. were achieved, to which Mr. Ventres responded affirmatively.

Mr. Salicrup asked if the question Mr. Gelston brought up was within this commission's purview. Mr. Ventres stated that the exhaust system would have to be designed to EPA standards.

Motion by Mr. Gillis, seconded by Mr. Thomas to close the public hearing for #16-12, East Haddam Fire Department, Company 2, 44 William F. Palmer Road, addition consisting of 2 bays. Motion carried by unanimous vote.

Motion by Mr. Thomas to approve #16-12, East Haddam Fire Department, Company 2, 44 William F. Palmer Road, addition consisting of 2 bays, with the following conditions:

- **The driveway to Oak Grove is subject to completion of an easement agreement with the East Haddam Senior Housing Authority.**
- **The application fee may be waived.**

Motion seconded by Mr. Salicrup, and carried by unanimous vote.

Mr. Thomas read the call for the following public hearing:

C) New: Revision of the Stormwater Regulations in the Zoning and Subdivision Regulations

Mr. Ventres distributed the proposed revisions to Section 4.02 of the Subdivision Regulations.

Mr. Ventres reviewed the document. He indicated the additions are in red, and the deleted language was shown in brackets [].

Mr. Gillis asked what if a developer does not have the 200-feet to buffer a storm water system. Mr. Ventres said that each site has to be reviewed on their own. Some may be able to handle storm water with 200 feet and some won't.

Mr. Ventres distributed proposed copies to the guidelines. The proposed plan is to put these all into the zoning regulations.

Mr. Ventres distributed copies of the Proposed Revisions – Add Stormwater References. The commission reviewed the changes in the regulation.

Mr. Ventres distributed copies of the Proposed Revisions of section 14B.

Mr. Ventres stated they would have to hold off on Section 11, since he did not have that with him. The commission could continue that section if they so chose.

Mr. Curtin opened the hearing to the public.

Mr. Gelston stated the regulation looks great.

Motion by Mr. Thomas, seconded by Mr. Gillis to close the public hearing for the Revision of the Stormwater Regulations in the Zoning and Subdivision Regulations, with the exception of Section 11. Motion carried by unanimous vote.

Motion by Mr. Thomas to adopt and accept the proposed revisions to Sections 4.02, new Section 28, 14.A, 14B of the Stormwater Regulations in the Zoning and Subdivision Regulations. Motion seconded by Mr. Gillis, and carried by unanimous vote.

Motion by Mr. Thomas, seconded by Mr. Gillis to amend both above motions to set an effective date of October 1, 2016. Motion carried by unanimous vote.

Motion by Mr. Thomas, seconded by Mr. Gillis to continue Section 11 of the Stormwater Regulations in the Zoning and Subdivision Regulations. Motion carried by unanimous vote.

Mr. Thomas read the call for the following public hearing:

D) New: Inclusion of Hotels in the East Haddam Village District

Mr. Ventres distributed the proposed changes of the proposal to include hotels in the Village District. He stated both require owner occupancy. The proposal on the floor is to add the definitions. It was noted that part of this change is that hotels do not require owner occupancy but beds and breakfasts and country inns do.

Mr. Ventres stated they received comments from the Gateway Commission. He read into the record a letter from J. Torrance Downes of the Gateway Commission, which approved the petition.

Mr. Ventres read into the record a letter from Richard Sierra, Town Planner, Town of Salem, which had no comments to add.

Mr. Curtin opened the hearing to the public:

Kevin Nee, Creamery Road stated this change made perfect sense in this area.

Mr. Casner stated when they began looking around the village area, they were looking for different uses. They were surprised to discover that hotels are not an allowable use. Right now, the town is down to around 20 rooms, some of which are seasonal. The Economic Development Commission (EDC) was hoping to allow hotels as a permitted use, so they came to the commission. He believed this was a great step forward. It will open the possibility to make hotels part of the plan for the Village District.

Mr. Gelston stated he was surprised too, particularly since the Gelston House was originally designed as a hotel. Mr. Gelston asked what it was, to which Mr. Ventres stated it was not classified in the regulations in the 1960s. Discussion ensued regarding hotels, eating facilities, etc.

Mr. Gelston asked if the beds and breakfasts in town agree with this definition. Mr. Ventres stated he did not know. Mr. Curtin stated it does not affect them.

Mr. Thomas stated that the people on the Gateway Commission had voiced concern about the height regulations. Mr. Ventres stated right now, if the Gelston House burnt down, they could rebuild a hotel of the same height.

Motion by Mr. Salicrup, seconded by Mr. Gillis, and carried by unanimous vote to close the public hearing for Inclusion of Hotels in the East Haddam Village District.

Motion by Mr. Salicrup to approve the Inclusion of Hotels in the Village District as outlined in the proposed regulations. Motion seconded by Mr. Thomas, and carried by unanimous vote.

8. ADJOURNMENT

Motion by Mr. Gillis to adjourn at 9:22 p.m. Motion seconded by Mr. Salicrup, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina