

**PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
October 25, 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), Edward Gubbins (regular member), Martha Hansen (alternate member)(arrived 7:27 p.m.), Kevin Matthews (regular member), Richard Pettinelli (alternate member) Harvey Thomas (regular member)

COMMISSIONERS ABSENT: Louis Salicrup (regular member)

Mr. Brownell appointed Mr. Pettinelli to vote for Mr. Salicrup this evening.

OTHERS PRESENT: Jim Ventres, and 17 townspeople were present

3. MINUTES

The minutes of the October 11, 2016 regular meeting were approved with the following amendments:

- Page 4, Item A, 1st paragraph: Change the second sentence to read “All information provided at the first public hearing for this application, including all testimony, comments, questions, etc., will be considered part of this application and public hearing.”
- Page 6, 9th paragraph: Add clarification to the end of the last sentence to indicated this was at the intersection of Palmer Road North and Falls Road.
- Page 7, 4th paragraph: Add “in terms of time and distance constraints” to the end of the first sentence.
- Page 9, 4th paragraph: Add “at Banner’s rate” to the end of the last sentence.

4. BILLS

Branse & Willis (Francini)	\$240.50
NL Jacobson (fire department)	65.95

Motion by Mr. Curtin, seconded by Mr. Gubbins to pay the bills as presented. Motion carried by unanimous vote.

5. ACKNOWLEDGMENT

A) New: Application #16-18, 1 Plains Road, Town of East Haddam, Special Exception Review for the conversion of the Nathan Hale-Ray Middle School to new town hall facility. Assessor's Map 56, Lot 38.

First date: October 25, 2016

Last date: December 28, 2016

Mr. Ventres distributed the plans for this application. He suggested a public hearing be scheduled for November 22, 2016. He noted that the stormwater calculations and septic design were given to NL Jacobson & Associates, and Chatham Health District, respectively.

Motion by Mr. Curtin, seconded by Mr. Matthews to set a public hearing on November 22, 2016, 8:00 p.m. at the Town Grange to hear Application #16-18, 1 Plains Road, Town of East Haddam, Special Exception Review for the conversion of the Nathan Hale-Ray Middle School to new town hall facility. Motion carried by unanimous vote.

B) New: Application 16-19, 36 Falls Road, John Kananowicz (agent), Johannes & Cornelia B. Paardenkooper (owners), map amendment requesting to be added to the C/B/IG District (currently in the R 1/2 Zone). Assessor's Map 65, Lot 130.

First Date: October 25, 2016

Last date: December 28, 2016

No one representing the applicant was present at this meeting. Mr. Ventres distributed the plan for the application. Mr. Kananowicz would like to come before the commission for a map amendment to allow him the opportunity to have the commercial uses available to him. Possibly more office use, or exercise facility. There is living space upstairs, so there could be an apartment there.

Mr. Thomas believed parking may be an issue on this property. Mr. Ventres stated that would have to be done in the future. Mr. Ventres recommended a public hearing be set for November 22 on this application as well.

Motion by Mr. Pettinelli, seconded by Mr. Matthews to set a public hearing on November 22, 2016, 8:00 p.m. at the Town Grange to hear Application #16-19, 36 Falls Road, John Kananowicz (agent), Johannes & Cornelia B. Paardenkooper (owners), map amendment requesting to be added to the C/B/IG District (currently in the R 1/2 Zone). Motion carried by unanimous vote.

Motion by Mr. Gubbins, seconded by Mr. Pettinelli to change the order of business. Motion carried by unanimous vote.

7. ZEO REPORT:

A) East Haddam Swing Bridge

Mr. Ventres distributed a plan from the CT DOT from 1999.

Mr. Ventres stated that the Towns of East Haddam and Haddam met with the CT DOT about the bridge walk way project. There are repairs on the bridge slated for 2019. The representatives from the Goodspeed, Essex Train system were there, as well as someone from the governor's office. The CT DOT stated that any potential bridge walk way would have to go on the north side. There is already an

outstanding request from Haddam to have a crosswalk at the Goodspeed Station gift shop.

B) Sillimanville Road Court Case

No new information was reported.

C) Powerhouse Road Court Case

No new information was reported.

D) Other

Mr. Ventres distributed Branse & Willis letter regarding Clark Gates, LLC.

Mr. Ventres distributed a 1982 map of the IG zone. He then distributed a GIS map from approximately pre-1999. He then distributed an 8 ½ x 11 copy of what was mailed to homeowners when the regulations changed. Fortunately, most of the information on one large map went mostly by property lines.

Mr. Ventres stated he went back to the minutes and maps of 2002. He reviewed the changes from that time period. Mr. Brownell asked if it would behoove the commission to put the actual lines on the property maps. Mr. Ventres stated they could add this information. Mr. Casner will bring this information to the EDC meeting.

Mr. Ventres stated he went to a water committee coordinator meeting. The town of East Haddam was made the water provider for properties in East Haddam. Due to the lack of rain, there has been a request from the public as to what water is being transferred between basins. Mr. Ventres stated that is left to Milone & Macbroom for follow up. There are monthly meetings going forward.

Motion by Mr. Curtin, seconded by Mr. Pettinelli to recess at 7:55 p.m. The motion carried by unanimous vote.

The meeting reconvened at 8:00 p.m.

6. PUBLIC HEARING:

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

A) Continued: Application #16-15, 1 Banner Road, WMC Banner Lodge Enterprises, LLC, under sections 14B and 17 – Planned Recreational Development – resort Zones PRD-R, Additional 247 units. Assessor's Map 73, Lot 32.

First date: October 11, 2016

Last date: November 14, 2016

Mr. Ventres did not have the fire marshal's report back yet, although he requested it.

Mr. McDonnell reported on the sidewalks, and the ADA issue brought up at the last meeting. He stated they would have to do more blasting, etc. in order to add the sidewalk along Lakeview Drive. Mr. Pettinelli did not believe it would be warranted to do more blasting to make this change for this one section.

Mr. McDonnell referred to the pump station storage. He explained that they have generally provided at least two days of storage for backup power.

Mr. McDonnell recalled questions/concerns about well water, and he noted that the town maintains records (at least of recent), and the town has some baseline for well tests.

Mr. Ventres stated he spoke with Mr. Doug Hoskins at the CT DEEP (DEEP) regarding diversion permits. Mr. Brownell stated the town has no jurisdiction over this. The DEEP makes the final calls. Mr. McDonnell stated typically if there is a dispute, the DEEP generally makes the developer test the well and do something to resolve the issue.

Mr. McDonnell distributed a sheet reflecting black mesh fencing, on top of the proposed split rail fence, because it somewhat less noticeable.

Mr. Curtin asked about the drainage leaching system on Spyglass Hill. Mr. Barneschi stated it would be sized for a 100-year storm. In the event of a 100-year storm, it would overflow and go into the Town's system.

Mr. Pettinelli asked the realistic start date for the DEEP. Mr. McDonnell stated the DEEP has looked at it, but cannot give approval until this commission approves it.

Mr. Pettinelli asked about the plantings for the 4-unit structures. He questioned the 2-unit structures. Mr. Barneschi stated the 2-unit structure plantings would simply be cut in half.

Mr. Pettinelli questioned the curb cuts and the sidewalks which are sometimes on other sides of the roads. He questioned Unit 38, with the gradient going across the back, as well as Units 35 and 43. Mr. Pettinelli believed some of the sidewalks were somewhat remote, and a bit more concrete could make it much more cohesive.

Mr. Gillis asked if they looked at access to the open space. Mr. McDonnell stated the open space would be open to the public. Mr. Gillis asked if that would be deeded to the town. Mr. Ventres noted at the last meeting that the town language would be used for a conservation easement.

Mr. Gillis asked about the 1 day power backup. Mr. McDonnell stated they will have a diesel fuel supply on the property in addition to the backup.

Mr. Gillis asked what service of the water supply the golf course would draw from the CT Water Company. Mr. McDonnell stated the golf course was totally separate and draws water from the surface.

Mr. Gillis was confused by the number of units that would be up and running before the creation of Spyglass Road. He had a different count than that of Mr. Curtis. It was noted that 136 is the actual number, because all of the existing units in the current Section D will be knocked down.

Responsive to inquiry by Mr. Gillis, Mr. Barneschi stated they would widen Banner Road to Spyglass Road, and will be able to accommodate emergency vehicles.

Mr. Gillis asked if there was need for improvement of Banner Road, who would be in charge of that. Mr. Ventres stated that Brian Curtis stated there could be some signage issues at the base of the hill.

Mr. Gillis inquired about the dumpster in the area of Banner Lane, near the turnaround. Mr. Ventres stated the commission took this off the map last time, because they were concerned that it would get hit in the roundabout.

Mr. Brownell asked if any consideration had been made for school buses. Mr. McDonnell stated they have no issues with school busses coming up, but he believed that was up to the Board of Education.

Mr. Gillis asked about the street light at the intersection of North Moodus Road and Spyglass Road. Mr. Ventres stated that one exists but would have to be moved to the right or left at the time of installation.

Mr. Brownell opened the hearing to the public at this time.

Ms. Amanda Finnerty, who bought the house at 57 North Moodus Road in May, voiced concern about her privacy. They discovered, since they purchased their house, that there will be a road on both sides of her property. Mr. Barneschi stated there would be approximately 30 feet to the edge of the cut, then another 15 -20 feet to the edge of the curb. Mr. McDonnell stated they would try to work with them so that they are not visually impaired. They will try to be good neighbors.

Ms. Sharon McClellan, 9 Pinehurst had a similar issue. Mr. Barneschi reviewed the plan.

Mr. Alex Lavere, stated he would like to be able to work with people. He does not believe Mr. Longitano held up his end in the past. He hopes everyone keeps their word going forward. He stated the water was an issue for him. He stated CT Water Company is a publicly traded company.

Ms. Catherine Flannery, questioned if anyone had seen how many units are for sale right now. She asked why they would want to put in so many more units. Mr. Brownell stated that is not within this commission's purview. Mr. Ventres explained that this commission has to look to see if an application meets the criteria of the regulations. They have to determine if the plans meet the requirements of the regulations.

Mr. Lavere asked if there was another meeting they would have had to attend to see this information. Mr. Ventres stated there is none. Responsive to inquiry by Mr. Lavere, Mr. Ventres explained that the commission's regulations are derived from the state statutes.

Ms. Marilyn Gleason asked if the town had a charter rather than state statutes, if it would be different, to which Mr. Ventres stated it would not.

Mr. Ventres stated in the Plan of Conservation and Development from the 1980's, as well as the current Plan of Conservation and Development, this is an allowable use to reuse defunct resorts, etc. He stated the commission has thought of this for decades.

Mr. Joe Garofalo asked why he never got notification from the Inland Wetlands Commission. Mr. Ventres stated this was approved through IWWC back in 2012, which is still in effect. The approval is good for 5 years, and then they can ask for a letter of extension for another 5 years. Mr. Garofalo recalled how things worked when he was on the P&Z in Cromwell. He did not believe certain steps

should be held up. He stated that all conditions of Phase 1 and Phase 2 should be met before going onto subsequent phases.

Mr. Brownell stated the commission would have to continue this application because we have not yet heard from the fire marshal. Mr. McDonnell asked if that was necessary to continue the meeting for the fire marshal, and the consensus of the commission was that it should be continued.

Mr. Thomas recommended sidewalks be added to the upper part of this development.

Mr. Don Flis stated he would volunteer to be clerk of the works for the town to make sure that this job gets done correctly.

Motion by Mr. Pettinelli, seconded by Mr. Matthews to continue Application #16-15, 1 Banner Road, WMC Banner Lodge Enterprises, LLC, under sections 14B and 17 – Planned Recreational Development – resort Zones PRD-R, Additional 247 units until November 8, 2016, 8:00 p.m. at the Town Grange. Motion carried by unanimous vote.

9. ADJOURNMENT

Motion by Mr. Pettinelli to adjourn at 9:00 p.m. Motion seconded by Mr. Curtin, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina