

**PLANNING & ZONING COMMISSION/  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
August 23, 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), Martha Hansen (alternate member), Richard Pettinelli (alternate member)(arrived 8:00 p.m.)

**COMMISSIONERS ABSENT:** Kevin Matthews (regular member), Edward Gubbins (regular member), Harvey Thomas (regular member)

**OTHERS PRESENT:** Jim Ventres, Marilyn Gleason

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

**3. MINUTES**

The minutes of the August 9, 2016 meeting were accepted with the following amendments:

- Page 1: Change to read “Mr. Curtin called the meeting....”
- Page 6, last paragraph, 3<sup>rd</sup> sentence: Change “area” to “are”

**4. BILLS**

None

**5. ACKNOWLEDGMENT**

**A) New: 16-13 – Michael Lowy, 24 Sipples Hill Road, Special Exception Review for an accessory apartment over proposed garage addition. Assessor’s Map 75, Lot 45.**

**First date: August 23, 2016**

**Last date: October 26, 2016**

No one representing the applicant was present at this meeting.

Mr. Ventres informed the commission that this application is with Ms. Davidson for review. He recommended a September 27, 2016 public hearing date.

**Motion by Mr. Curtin to set a public hearing on September 27, 2016, 8:00 p.m. at the Town Grange to hear Application #16-13 – Michael Lowy, 24 Sipples Hill Road, Special**

**Exception Review for an accessory apartment over proposed garage addition. Motion seconded by Mr. Gillis, and carried by unanimous vote.**

## **6. LOT LINE REVISION**

**A) New: 16-14 – Peter Seaman, 97 Bogel Road, Lot Line Revision. Assessor's Map 48, Lot 105. First date: August 23, 2016 Last date: October 26, 2016**

No one representing the applicant was present at this meeting.

Mr. Ventres presented the plan. He explained that this property owner bought this property to walk his dog, and he has many trails throughout the parcel. Mr. Seaman's son would like to build a home in East Haddam. The proposal is to cut off four acres for his son. This parcel will be privately held, but will be kept in conservation. This was part of the previous Casner subdivision. Discussion ensued regarding building lots, taxes, and subdivisions.

**Motion by Mr. Curtin to approve 16-14 – Peter Seaman, 97 Bogel Road, Lot Line Revision, with all of the Town's standard conservation language. Motion seconded by Mr. Gillis, and carried by unanimous vote.**

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

## **8. ZEO REPORT**

Mr. Ventres distributed copies of civil summons. Since there are claims of infringing upon the plaintiff's constitutional rights, it has to go to the Town's insurance carrier. Mr. Ventres has spoken with Attorney Willis regarding this, and will compile documents for this case. It was noted that no application has been received. This property owner applied for a seasonal cottage and was approved for a seasonal cottage. Mr. Curtin noted that power is needed for a year-round dwelling.

Mr. Ventres stated he has not had much time for visits around town.

Mr. Brownell asked about the sidewalk across the swing bridge. Mr. Ventres received a copy of a report regarding pedestrian and bicycle ways. He hoped to have more information within the next 6 weeks. The proposal would be a 5-foot wide cantilevered walkway.

Mr. Ventres noted that the owners of the Essex Steam train were in attendance at a recent meeting about the pedestrian bridge. The train has been bringing people up, and then they are shuttling people across the bridge to the Goodspeed and the town concerts.

The discussion turned to the traffic in Haddam. Mr. Ventres stated there is a proposal to install rotaries in Tylerville and at the end of the Route 9 connector.

Sillmanville/Powerhouse Road court cases: Mr. Ventres has been working on these.

Mr. Ventres stated the elementary school projects are just about done. Mr. Curtin commented that the work done looked good.

Mr. Brownell asked about the paving schedule for the town. He will have to contact Ms. Lunt. Mr. Ventres stated that Clark Gates Road was recently chip sealed.

Mr. Gillis asked about Banner's subdivision. Mr. Ventres expects something soon.

**Motion by Mr. Curtin to recess at 7:53, seconded by Mr. Gillis, and carried by unanimous vote.**

**The meeting reconvened at 8:00 p.m.**

## **7. PUBLIC HEARING**

Mr. Pettinelli arrived at this time. Mr. Brownell appointed Mr. Pettinelli to vote in place of Mr. Thomas this evening.

Mr. Brownell 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.**

Mr. Ventres understood that they have met with the Selectman and are in negotiations.

**Motion by Mr. Gillis, seconded by Mr. Curtin, and carried by unanimous vote to continue #16-11 – Subdivision of Matthews Development Corporation, Clark Hill Road & Tater Hill Road discussion regarding the voiding of the subdivision until September 13, 2016, 8:00 p.m. at the Town Grange.**

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

**B) Continued – Revision of the Stormwater Regulations in Section 11 – Parking, in the Zoning Regulations.**

Mr. Ventres distributed copies to the commission. He left these in the copier at the last meeting, so this section had to be continued.

Mr. Ventres reviewed the proposed changes to the regulations.

Mr. Brownell opened the hearing to the public.

No public comments were offered.

**Motion by Mr. Curtin, Seconded by Mr. Pettinelli to close the public hearing for Revision of the Stormwater Regulations in Section 11 – Parking, in the Zoning Regulations. Motion carried by unanimous vote.**

**Motion by Mr. Pettinelli to approve the proposed modifications to the Stormwater Regulations in Section 11 – Parking, in the Zoning Regulations, with an effective date of October 1, 2016. Motion seconded by Mr. Gillis, and carried by unanimous vote.**

Once Mr. Ventres finishes with the project for the attorney on the Connecticut River Road project, he will put together a compilation of the regulation changes done since spring and have new regulation books printed.

Mr. Ventres had a call about a brewery on a farm. The person interested in the parcel is doing some research. He will update the commission at a future meeting if anything develops with this.

## **8. ADJOURNMENT**

**Motion by Mr. Curtin to adjourn at 8:12 p.m. Motion seconded by Mr. Gillis, and carried by unanimous vote.**

Respectfully submitted,

Holly Pattavina