

**PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
December 13, 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), Kevin Matthews (regular member), Richard Pettinelli (alternate member), Louis Salicrup (regular member), and Harvey Thomas (regular member)

COMMISSIONERS ABSENT:

Mr. Brownell appointed Mr. Pettinelli to vote for Mr. Matthews this evening. Mr. Gubbins arrived at 7:16 p.m. It was noted that Mr. Pettinelli would no longer vote this evening.

OTHERS PRESENT: Jim Ventres, and 18 townspeople were present

3. MINUTES

None

4. BILLS

Branse & Willis (discussion with C. Brownell, etc.)	\$425.50
NL Jacobson (Site development middle school project)	65.95
NL Jacobson (Banner Lodge)	2374.20
Suburban Stationers	20.55

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

5. SITE PLAN REVIEW

A) New: #16-21, 15 Catchfly Pointe, Bruce & Elizabeth Butler, Site Plan Review for a new single-family home. Assessor's Map 66, Lot 401.

First date: November 22, 2016

Last date: January 25, 2017

Whitney Huber, architect, presented the plan for this undeveloped parcel of land overlooking Moodus Reservoir. He stated there was a prior driveway which had been cut in, with conduit for utilities. The proposed house will be at crest of slope. It will be 100' back from the water. Mr. Huber had a letter from the Inland Wetlands Commission (IWWC). The proposed structure will be a 3-bedroom house. A

3-car garage will be located to the side. They proposed a pump system. Mr. Huber showed the commission the location of the well and approved dock by the IWWC.

Mr. Jim Dutton, Dutton Associates, Glastonbury, addressed the commission. The parcel is on 2.06 acres on the Moodus Reservoir. The dark green as shown on the plan will remain wooded. The lighter green area will be cleared. They have addressed a code compliant system with a reserve area on the plan. The total disturbed area is approximately 34,256 sq. feet. The driveway is 620'. The total cut and fill is 550 cu. yards. Approximately 88 cu. yards of fill will be removed from site. The house coverage is 4.3% of the site, with a total impervious area approximately 6.58%, includes house, decks, stairway, and paved area. There are no conflicts with existing wells, etc.

Mr. Ventres distributed the plans to the commission. Mr. Gillis inquired about the heights.

Mr. Ventres read into the record a letter from the IWWC, which granted approval with the conditions that the project will be completed per the plans dated 9/20/16; photos shall be taken and submitted to the Land Use Office after installation, after pathway, stairs, and dock installed.

Mr. Ventres read into the record a letter from Chatham Health District dated 12/12/16, which granted conditional approval.

Mr. Curtin asked about gutter drains, to which Mr. Dutton stated there were none.

Mr. Pettinelli asked about the septic location of the neighboring houses, and if that was done according to the plans. Mr. Dutton stated it was from Chatham Health District. Mr. Ventres stated it was from the survey plans.

Mr. Pettinelli questioned if this application required a variance, to which Mr. Ventres stated it did not.

Mr. Curtin asked about the water bars, and the surface of the hard path. Mr. Dutton stated the water bars were for water diversion, to spill off at various locations to the side, toward the interior, and will slow the velocity.

Mr. Browell opened the discussion to the public.

Mrs. Rozniak asked about blasting. Mr. Dutton stated they did plan to blast. Mr. Brownell asked about pre-blast surveys, etc. Mr. Dutton stated the fire marshal would require pre-blast survey. Mr. Curtin added that there is a pretty involved procedure in place. Mr. Pettinelli urged Mrs. Rozniak to work with them when they come out for the inspection.

Mr. James Linder asked if a bond would be required for the blasting. Mr. Curtin stated he did not know about if a bond would be placed, but the blasters are required to have strict insurance policies in place.

Mr. Linder asked about the slope of the driveway during icy conditions. He suggested a guard rail along the curve near his house. Discussion centered around the possibility that there were at one time boulders.

Motion by Mr. Curtin to approve Application #16-21, 15 Catchfly Pointe, Bruce & Elizabeth Butler, Site Plan Review for a new single-family home with the conditions that

1. The provisions of the Chatham Health District be adhered to. 2. All conditions of the IWWC be followed. 3. At the section of driveway close to property line, a suitable barrier acceptable to Land Use Administrator shall be accomplished prior to the issuance of a Certificate of Occupancy. Mr. Gillis seconded the motion. The motion carried by unanimous vote.

6. ACKNOWLEDGMENT

A) New: Application 16-22, 40 William F Palmer Road, Dutch 41, LLC, Special Exception Review for a change of use from warehouse to health club facility. Assessor's Map 65, Lot 140. First date: December 13, 2016 Last date: February 15, 2017

No one representing the applicant was present at this meeting. Mr. Ventres informed the commission that it would be ready for the January 10, 2017 public hearing. This project will be done by Dutch Oil, half of the building will be used for an exercise facility and the other half will remain storage and office space.

Motion by Mr. Gubbins, seconded by Mr. Matthews to set a public hearing for January 10, 2017, 8:00 p.m. at the Town Grange to hear Application 16-22, 40 William F Palmer Road, Dutch 41, LLC, Special Exception Review for a change of use from warehouse to health club facility. Motion carried by unanimous vote.

B) Application 16-23, 31 Grist Mill Road, Elizabeth Karter, subdivision review for a proposed 3-lot subdivision. Assessor's Map 65, Lot 34. First date: December 13, 2016 Last date: February 15, 2017

No one representing the applicant was present at this meeting. Mr. Ventres distributed a plan for this proposed subdivision. He stated it still needs to go to Chatham Health District for review. He recommended a January 10, 2017 public hearing.

Motion by Mr. Thomas, seconded by Mr. Gillis, and carried by unanimous vote to schedule a public hearing on January 10, 2017, 8:00 p.m. at the Town Grange to hear Application 16-23, 31 Grist Mill Road, Elizabeth Karter, subdivision review for a proposed 3-lot subdivision.

Motion by Mr. Curtin, seconded by Mr. Matthews to take a brief recess at 7:57 p.m. Motion carried by unanimous vote. The meeting reconvened at 8:00 p.m.

Noting that the time was now 8:00 p.m., the public hearing began.

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

9) PUBLIC HEARING

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

First date: November 22, 2016

Last date: December 26, 2016

Mr. Ventres distributed correspondence from BSC Group, Chatham Health District, and NL Jacobson & Associates. Mr. Ventres reported that BSC Group addressed all of Brian Curtis's concerns. He read into the record a letter dated 12/13/16 from Chatham Health District, in which Ms. Liz Davidson granted approval.

Mr. Ventres read into the record a review letter dated 12/13/16 from Brian Curtis.

Mr. David Stein, Silver Petrucelli Associates addressed the commission. He indicated that this group addressed the storage building in the back of the lot. He reiterated the function of this structure is storage for vehicles and equipment. The design intent was a building that was short in scale. The proposed building would be a pre-engineered unit with a shed roof. There was really no need for the roof to be higher in center, which would add to the cost. They added arches to the front doors, changed the location of the lights from the sides to above the doors, and they changed the color to a brick red.

Mr. Frank Vacca, BSC Group, Glastonbury, discussed evergreen plantings around the proposed outbuilding. Responsive to inquiry by Mr. Gillis, Mr. Vacca noted the evergreens would be approximately 7-9 feet high. He did not have the list of species with him this evening. Mr. Ventres reviewed his notes and commented that there would be a combination of white pine, spruce, mountain laurel, and chokecherry.

Mr. Pettinelli asked about lighting around the back of the outbuilding. Mr. Stein stated that the police are looking at security cameras around the site for security purposes and deterrents.

Mr. Curtin asked about gutters. Mr. Stein stated it would be along the back.

Mr. Gillis inquired about the color of the outbuilding. Mr. Stein stated they tried to make it coordinate with the brick on the building, but it will still be a metal, prefabricated building.

They have received final approval from the CT Department of Transportation (CT DOT) regarding entrance on Plains Road.

Mr. Gillis asked about the fence color. Mr. Vacca stated the color was "Canyon", which is basically a beige.

Mr. Gillis asked about the reserve septic area. Mr. Vacca stated there is an area for reserve. Mr. Ventres stated if they ever dig up the tennis courts, they can add a galley area then.

Mr. Brownell opened the hearing to the public.

Mr. Rob Smith asked if the bays would be separated inside the outbuilding. Mr. Stein stated they would not be separated.

Mr. Rob Smith asked if it was necessary to have 8 lights over the bays. Mr. Ventres stated they did the photo metrics for the area and the light level was low. Mr. Smith asked if the bulbs were LEDs, to which Mr. Stein responded affirmatively.

Mr. Thomas asked if everyone was confident about the sight lines going to Wigwam. Mr. Vacca stated they received approval from the CT DOT for Plains Road. Mr. Thomas asked if CT DOT spent their money to review Wigwam, since it is not a state road, to which Mr. Vacca responded no. Mr. Stein stated if the commission wanted a study, it would add to the cost and timeline.

Motion by Mr. Salicrup, seconded by Mr. Thomas to close the public hearing for Application 16-18, 1 Plains Road, Town of East Haddam, Special Exception review for the conversion of the Nathan Hale-Ray Middle School to a new town hall facility. Motion carried by unanimous vote.

Motion by Mr. Thomas to approve Application 16-18, 1 Plains Road, Town of East Haddam, Special Exception review for the conversion of the Nathan Hale-Ray Middle School to a new town hall facility with the following conditions:

- **All comments and issues raised in the 12/13/16 review letter from NL Jacobson & Associates, must be satisfactorily addressed.**

Motion seconded by Mr. Gillis. Voting: All unanimous except Mr. Matthews, who abstained. The motion carried.

B) New: Application #16-20, 15 Great Hillwood Road, town of East Haddam (Senior Center), lighting of existing track. Assessor's Map 65, Lot 100.

First date: December 13, 2016

Last date: January 16, 2017

Mr. Ventres distributed the site plan to the commission.

Mr. Ventres stated that notices were sent to the abutting property owners, and approximately 95% were returned.

Mr. Brad Parker stated they plan to have solar lights around the track, along with the pathway from the senior center. Eventually everyone will park at the senior center, and the small parking area will be closed to the public. This track is used by a wide range of people - teenagers, mothers with strollers, elderly, etc. The current issue is that it gets dark early, so it is dark by the time many people get home from work. It is also used very early in the mornings, when it is still dark. These will be solar lights, so they will be low level. The purpose is to light the track so one can see well enough to get around. The lights will point inward, not toward the houses. They have been reviewing different lights due to cost of the fixtures, as well as solar lights.

Mr. Parker stated this project has been worked on with various offices, including the selectman, land use office, etc.

Mr. Curtin asked who would be responsible for maintenance. Mr. Parker responded it would be maintained by the town. Mr. Pettinelli asked if the town would be liable since it would be lit. Mr. Ventres stated they could look at adding additional lights in the future if the level was too low. Mr.

Pettinelli voiced concern about liability. Discussion ensued. Mr. Parker noted that the lights they are looking at are good for four days after they are fully charged with no additional sunlight.

Mr. Brownell opened the hearing to the public.

Mr. Alex Gronskey, 16 Great Hillwood Road, stated he was very happy with the work that has been done. He did ask if there would be a time when they were officially shut off for the night.

Mr. Gillis asked if cost was a factor for considering solar. Mr. Parker stated he has several factors for considering solar. The first was trying to find a green solution. Another was cost.

Mr. Gillis asked about the parking area on the right side of the plan. Mr. Ventres stated that was an old plan and the parking area does not exist.

Attorney Scott Jezek spoke on behalf of the Lions Club. They discussed it as a club project, and they spoke with Mr. Parker, who had also been considering lighting. Attorney Jezek stated the Lions Club supports this project. He stated that he runs there, and uses a headlight, but there are dark spots. Having lighting would be beneficial.

Mr. Rob Smith stated this is a great project and it should move forward.

Motion by Mr. Salicrup, seconded by Mr. Matthews to close the public hearing for Application #16-20, 15 Great Hillwood Road, town of East Haddam (Senior Center), lighting of existing track. Motion carried by unanimous vote.

Motion by Mr. Curtin, seconded by Mr. Gillis, to approve Application #16-20, 15 Great Hillwood Road, town of East Haddam (Senior Center), lighting of existing track, with the condition that a sign be posted that the track closes at 12:00 a.m. Motion carried by unanimous vote.

7. DECISION

A) Application 16-15, 1 Banner Road, WMC Banner Lodge Enterprises, LLC, under Section 14B and Section 17 – Planned Recreational Development – Resort Zones PRD-R, additional 247 units. Assessor’s Map 73, Lot 32.

Mr. Ventres stated he sent drafts to each commissioner via mail. The commission reviewed the draft. Minor changes were made to pages 5, 6, and 7 as follows:

- Page 5, 8a, 4th sentence: Change sentence to read “The site will be inspected within a 24-hour period by the Project Engineer, and assessed after every 1 inch or greater rainfall.”
- Page 6, 9b: Add “by an approved method. A report summarizing completion shall be submitted within 7 days.”
- Page 6, 9c:
 - 1st sentence: Add “for the phases to be constructed” to the end of the first sentence.
 - Add “The bond shall be evaluated every five years.” At the end of this paragraph.
- Page 6, 10a, 3rd sentence: Change “Brian Curtis PE” to “Nathan L. Jacobson & Associates”
- Page 7, Items 2 and 3: Add “and accepted” after “installed” in each line.

- Page 7, Item 5: Add “A2/” before “T2”

Mr. Salicrup asked if this application was approved, if it would last forever. Discussion ensued. Mr. Ventres explained that the applicant would have 36 months from approval to the start of construction.

Motion by Mr. Salicrup to approve Application 16-15, 1 Banner Road, WMC Banner Lodge Enterprises, LLC, under Section 14B and Section 17 – Planned Recreational Development – Resort Zones PRD-R, additional 247 units, with the conditions as outlined in the draft approval, as discussed and amended this evening. Motion seconded by Mr. Matthews, and carried by unanimous vote.

8. DISCUSSION

A) AP Gates Road (property owned by Robert Casner)

Mr. Ventres asked that this item be tabled.

10. ZEO REPORT

Mr. Ventres distributed a letter dated 12/12/16 regarding possible changes to the IG zone, as well as two maps.

Mr. Ventres distributed a letter dated 12/7/16 from the Town of Colchester regarding proposed additions and amendments.

Mr. Ventres has been getting complaints about two camper trailers being parked near 79 AP Gates Road. He distributed the regulations from surrounding towns. He was looking for information on a regulation that may fit our town.

Mr. Pettinelli asked about the solar farm at Shagbark. Mr. Casner stated there has been no movement.

Mr. Matthews asked why there is a CL&P fence on Shanagan Road/Petticoat Lane. It was noted that they have put up a fence to block the pads used to put huge equipment on.

Mr. Salicrup asked about the emergency services antenna on Mt. Parnassus, and if they planned to put a cell tower on it, to which Mr. Ventres responded no.

9. ADJOURNMENT

Motion by Mr. Gubbins to adjourn at 9:34 p.m. Motion seconded by Mr. Matthews, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina