



Planning and Zoning Commission, Town of East Haddam Land Use Office

Regular Meeting Minutes
February 28, 2017
(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), Harvey Thomas (regular member), Edward Gubbins (regular member), Kevin Matthews (regular member), Louis Salicrup (regular member), Martha Hansen (alternate member), and Richard Pettinelli (alternate member).

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Jim Ventres (Land Use Administrator), Marilyn Gleason, Winthrop Guptill, Carolyn Guptill, and Ruth Ziobron (Recording Secretary)

3. MINUTES

The commission voted unanimously to approve the January 24, 2017 meeting minutes as amended.

-Correct spelling of "Curtin" throughout.

-page 2, under Zeo Report, 2nd line strike "assessors" and replace with "accessory".

-page 4, 3rd paragraph, 4th line, replace "systems" with "system".

4. BILLS-There were none.

-Branse & Willis, LLC

\$296.00

Motion by Mr. Curtin, second by Mr. Gubbins and unanimously passed to approve the bill as presented.

5. ACKNOWLEDGEMENT-There were none.

6. LOT LINE REVISION

- a. #16-24 – Winthrop & Carolyn Guptill, 29 Daniels Road, lot line revision. Assessor's Map 37, Lot 72 & 73.**

Mr. Ventres explained the revision would change the acreage of the lots. Lot line revisions would allow for a 7.9 acre lot and a 47 acre lot. Each lot will have a house, barn, septic, and well.

Mr. Ventres read into the record a letter from the Chatham Health District dated November 26, 2013, granting approval for the revision.



Motion by Mr. Curtin to approve application #16-24 – Winthrop & Carolyn Guptill, 29 Daniels Road, lot line revision. Seconded by Mr. Salicrup and unanimously passed.

7. REVIEW OF THE PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Ventres reviewed the following:

- Letter from Robert Casner, Chairman of The East Haddam Economic Development Commission, dated February 21, 2017. Mr. Ventres read the letter into the record. Mr. Casner recommends hiring an outside consultant.
- Appendix I 1997 & 2006 Public Opinion Survey Summary.
- Conservation & Development Policies: The Plan for Connecticut 2013-2018.
- Plan of Conservation and Development Survey's from various towns.

Mr. Thomas noted the budgetary constraints of hiring an outside consultant. Mr. Ventres stated the Board of Selectman had advised him that there was no funding in the long range plan for a consultant. Mr. Pettinelli suggested researching local universities for a graduate student majoring in Urban Planning.

The commission will develop a new Public Opinion Survey. Mr. Pettinelli suggested adding economic development questions.

The Plan of Conservation and Development will need to be complete for town approval in August of 2018.

There was a brief recess.

8. DISCUSSION

a) Trailer and RV Regulations

Commission members reviewed and discussed draft Trailer and RV Regulations.

Commission members voiced concern that changes to the regulations would create new violations.

Mr. Ventres will ask the town attorney to review the regulations.

9. ZEO REPORT

East Haddam Swing Bridge-nothing new.
Sillmanville Road Court Cases-nothing new.
Powerhouse Road Court Case-nothing new.
Violations



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Mr. Ventres informed the commission that Attorneys Branse & Willis have merged with the law firm of Halloran and Sage.

10. Adjournment

Motion by Mr. Gubbins to adjourn at 8:40 pm, seconded by Mr. Matthews and unanimously passed.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary