



Regular Meeting Minutes

April 11, 2017

(Not yet approved by the Commission)

1. CALL TO ORDER: Mr. Curtin 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), Edward Gubbins (regular member), Louis Salicrup (regular member), Martha Hansen (alternate member), and Richard Pettinelli (alternate member).

COMMISSIONERS ABSENT: Cary Brownell-Chairman, Kevin Matthews (regular member), and Harvey Thomas (regular member).

OTHERS PRESENT: Jim Ventres (Land Use Administrator).

Per the direction of Mr. Curtin, Mr. Pettinelli was seated for Mr. Matthews and Ms. Hansen was seated for Mr. Thomas.

3. MINUTES

The commission voted unanimously to approve the March 23, 2017 meeting minutes as presented.

4. BILLS

East Haddam News \$66.00

Motion by Mr. Pettinelli, seconded by Mr. Gubbins and unanimously passed to approve the bill as presented.

5. SPECIAL EXCEPTION REVIEW –

A) New - #16-25 – Mary Ann Canella, 30 Main Street, special exception review, under Section 14B.1 – Substitution of Uses, for the conversion of office space to a barber shop. Assessor’s Map 17, Lot 19.

Mr. Ventres stated to the commission that 30 Main Street was once the Root Insurance Agency and that the agency occupied the entire ground floor. Now, Ms. Canella wants to use a small portion of that floor, an area nine (9) feet by fifteen (15) feet, for a single seat barber shop.



Mr. Ventres noted that the building inspector has inspected the building and recommended that a hand railing be installed and walkway be added.

Ms. Canella will be appearing before the Historic District Commission for signage, the hand railing, and the walkway.

Motion by Mr. Salicrup to approve the substitution of use under Section 14.B.1 for the creation of a barber shop. The approval was made with the condition that the recommendations of the building official be followed and a Chatham Health District approval be granted. Second by Mr. Gillis and unanimously passed.

6. MYLAR EXTENSION REQUEST – GRIST MILL ROAD - KARTER

Mr. Ventres stated that the owner is required to install the septic system prior to the filing of the mylars. Presently they are applying to the State of Connecticut for a variance on the septic installation and require more time.

Motion by Mr. Gubbins and seconded by Mr. Gillis to approve the Grist Mill Road Mylar Extension request. Motion passed unanimously.

7. Discussion

A) Plan of Conservation & Development

The Commission discussed meeting with other boards and commissions. Mr. Ventres stated that letters were sent out to the boards, commissions, and community groups this week, requesting that time be put aside for discussion at one of their regularly scheduled meetings. The committee also discussed the potential questions that may be asked in a survey. Mr. Ventres stated that he would draft a sample sheet using previous East Haddam town surveys and surveys from other towns. The sample sheet may prompt additional questions from the other groups. This sheet will be sent with the next agenda.

8. ZEO REPORT

East Haddam Swing Bridge – No official report yet.

Sillmanville Road Court Cases – No new action.

Powerhouse Road Court Case - Mr. Ventres reported that the town's attorney requested an appraisal of the property.

Violations – Nothing new to report.



9. Adjournment

Motion by Mr. Gubbins to adjourn at 7:55 p.m. seconded by Mr. Pettinelli and unanimously passed.

Respectfully Submitted,

James Ventres
Land Use Administrator