



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

Regular Meeting Minutes
September 12, 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 (regular member), James Curtin (regular member), Bernard Gillis (regular member), Harvey Thomas (regular member), Ed Gubbins (regular member), Louis Salicrup (regular member), Martha Hansen (alternate member), and Richard Pettinelli (departed at 8 p.m.)(alternate member).

COMMISSIONERS ABSENT: Kevin Matthews (regular member).

OTHERS PRESENT: Jim Ventres (Land Use Administrator), Chester Slabinski, Carol Slabinski, Steve Haines, 1 citizen, and Ruth Ziobron (Recording Secretary).

Ms. Hansen was seated for Mr. Matthews.

3. **MINUTES**

Motion passed unanimously to approve the August 22, 2017 minutes as presented.

4. **BILLS**

There were none.

5. **Discussion**

A) New-Folk Festival, Gelston House/Opera House Lawn, October 9, 2017.

Mr. Ventres reviewed the overview for a Foliage Folk Festival which will be held October 9, 2017 at the Gelston House Lawn. This event may be held next year at the Shugrue Farm and will require Board of Selectman approval. Unfortunately, organizers of the event did not present it this year to the town in time for BOS approval. Mr. Ventres stated the town attorney was researching if the conservation restriction due to bonding on the Shugrue Farm would present an issue for having the event there.

B) New-Classic Cars & Cocktails, Palmer Warner House, 307 Town Street, September 23, 2017.

Mr. Ventres reviewed the Classic Cars & Cocktails at the Palmer-Warner House in East Haddam event. It will be held September 23rd from 3 to 7 p.m., rain date Sunday, September 24th from 2p.m. to 6 p.m.

6. **Site Plan Review**-Nothing was discussed.

7. **Discussion**

A) Plan of Conservation & Development



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

Mr. Ventres reviewed the Legal Notice for the Request for Qualifications/Proposals. All sealed qualifications will be accepted at the Selectmen's Office until Thursday, September 28, 2017 at 2:00 p.m.

A reminder note will be sent to town boards and commissions for their input/suggestions for the Plan of Conservation & Development with a deadline of December 1, 2017.

Motion by Mr. Curtin to change the order of the agenda and proceed to ZEO Report. Second by Mr. Gubbins and unanimously passed.

8. ZEO REPORT

Mr. Ventres reported the 604 Town Street wood burning stove has been disconnected and is for sale.

East Haddam Swing Bridge-There will be a public hearing October 2nd. The town is exploring the TIGER grant to fund sidewalks along the South side of the bridge.

Sillmanville Road Court Cases-Nothing new.

Powerhouse Road Court Case-Waiting for the town attorney to start possession proceedings.

Violations-Mr. Ventres reviewed a violation at Rock Road at Moodus Lakes Shores.

Mr. Curtin reviewed draft site plans from the Revitalization Commission.

Mr. Pettinelli departed at 8:00 p.m.

8. PUBLIC HEARING

A) New - #17-04 – Chester & Carol Slabinski, 200 Mt. Parnassus Road, Special Exception Review under Section 22 of the East Haddam Zoning Regulations for the erection, maintenance, and personal use of two, private, non-commercial, 55' high, amateur radio antenna support structures, reaching an overall height with antenna of 65'. Assessor's Map 39, Lot 62.

First Date: September 12, 2017

Last Date: October 16, 2017

Mr. Slabinski presented the returned green cards and reviewed a brief history of his amateur radio hobby. Mr. Slabinski explained the effectiveness of an antennae depended upon its height above ground. Mr. Slabinski stated his property was surrounded on all four sides by trees 80 to 90 feet tall, and that aesthetically, his proposed 55' to 65' overall height antenna would not be noticeable. Mr. Slabinski stated his neighbors would receive negligible radio waves from the proposed radio antennae. Mr. Slabinski stated he had reviewed his plans with his two closest neighbors and neither had a problem with his proposal.

Responsive to a question, Mr. Slabinski replied due to the distances between neighbors, that his transmissions would not interfere with his neighbors radio or television signals. Mr. Thomas questioned if the proposed antenna would interfere with the new State antenna on Mt. Parnassus Road. Mr. Slabinski replied it would be unlikely because their antenna was commercial radio equipment designed to operate in environments with other radio towers nearby.

Mr. Curtin asked how often Mr. Slabinski would be transmitting over the proposed antenna. Mr. Slabinski replied 4 or 5 weekends per year. Mr. Slabinski reviewed the antennae design. Mr. Gillis



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

asked Mr. Slabinski if he would be able to assist the town in communications in the event of a catastrophic event. Mr. Slabinski replied yes.

Steve Haines presented a letter and spoke in favor of Mr. Slabinski's application.

Responsive to a question by Mr. Salicrup, Mr. Slabinski stated the proposed towers could support 120 mph wind gusts.

Motion by Mr. Salicrup, second by Mr. Gubbins and unanimously passed to close the public hearing.

Motion by Mr. Thomas to approve application #17-04 – Chester & Carol Slabinski, 200 Mt. Parnassus Road, Special Exception Review under Section 22 of the East Haddam Zoning Regulations for the erection, maintenance, and personal use of two, private, non-commercial, 55' high, amateur radio antenna support structures, reaching an overall height with antenna of 65'. Assessor's Map 39, Lot 62. Second by Mr. Gillis and unanimously passed.

Mr. Thomas asked if the antenna was easy to disassemble. Mr. Slabinski replied yes.

9. ADJORNMENT

Motion by Mr. Gubbins to adjourn at 8:22 p.m., second by Mr. Curtin and unanimously passed.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary