



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

Regular Meeting Minutes
September 26, 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: Crary Brownell-Chairman (regular member), James Curtin (regular member), Bernard Gillis (regular member), Harvey Thomas (regular member), Kevin Matthews (regular member), and Richard Pettinelli alternate member.

COMMISSIONERS ABSENT: Ed Gubbins (regular member), Louis Salicrup (regular member), and Martha Hansen (alternate member).

OTHERS PRESENT: Jim Ventres (Land Use Administrator), Kate O'Boyle, Susan Waide, Sharon Veronick, Thomas Donofrio, Lee Donofrio, 1 citizen, and Ruth Ziobron (Recording Secretary).

Mr. Pettinelli was seated for Mr. Salicrup.

3. MINUTES

Motion passed unanimously to approve the September 12, 2017 minutes as amended.

-page 2, under public hearing, 2nd line correct "antenna".

Mr. Gillis asked for clarification of the ZEO Report/East Haddam Swing Bridge. Mr. Ventres explained the Town of East Haddam, Town of Haddam and the Connecticut Department of Transportation would be applying for the TIGER grant to fund a sidewalk across the south side of the bridge.

4. BILLS

Motion by Mr. Curtin, second by Mr. Matthews and unanimously passed to pay the bills as presented.

-East Haddam News	\$167.25
-East Haddam News	\$ 30.75
-East Haddam News	\$105.75

5. Discussion

A) New-40 Wm F. Palmer Road, Dutch 41, LLC, addition to Health Club Facility. Assessor's Map 65, Lot 140.

The commission previously approved a change of use for the building as a health club. The application is for an addition to the health club under special exception. Mr. Ventres informed the commission that the ZBA approved a variance to Section 10.1 of the East Haddam Zoning Regulations to increase the maximum lot coverage to 22.1% where 20% is the maximum allowed. Mr. Ventres noted the Commission could by resolution permit the Zoning Enforcement Officer to authorize minor, non-substantial deviation from approved Special Exceptions and Site Plan



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Approvals. Site plans were reviewed. The Commission decided that they should review the application.

Motion by Mr. Curtin to acknowledge and add 40 Wm F. Palmer Road, Dutch 41, LLC, addition to Health Club Facility. Assessor's Map 65, Lot 140 to the October 24, 2017 agenda. Second by Mr. Matthews and unanimously passed.

6. ACKNOWLEDGEMENT

A) New - #17-07 – Travis Winkley, 60 Smith Road, Special Exception Review under Section 7.1 – Accessory Uses to Agriculture – to include: weddings, banquets, events, etc. Assessor's Map 49, Lot 11.

First Date: September 26, 2017

Last Date: November 29, 2017

Motion by Mr. Curtin to set a hearing date of October 24, 2017 for application #17-07 – Travis Winkley, 60 Smith Road, Special Exception Review under Section 7.1 – Accessory Uses to Agriculture – to include: weddings, banquets, events, etc. Assessor's Map 49, Lot 11. Second by Mr. Pettinelli and unanimously passed.

B) New - #17-08 – Town of East Haddam, 73 Clark Gates Road, construction of an Emergency Management communications tower. Assessor's Map 73, Lot 59.

First Date: September 26, 2017

Last Date: November 29, 2017

Motion by Mr. Pettinelli to set a hearing date of October 27, 2017 for application #17-08 – Town of East Haddam, 73 Clark Gates Road, construction of an Emergency Management communications tower. Assessor's Map 73, Lot 59. Second by Mr. Matthews and unanimously passed.

7. SITE PLAN REVIEW

A) New – 17-06 – Sharon Veronick, 47 Beebe Road, Site Plan Review for a new single family home being built in the Lake District. Assessor's Map 68, Lot 01.

First Date: September 26, 2017

Last Date: November 28, 2017

Mr. Ventres read the following documents which are filed at the Land Use Office:

-Chatham Health District letter of approval.

-Dutch & Associates letter dated September 26, 2017 requesting a waiver from Section 28 of the East Haddam Zoning Regulations requiring the installation of storm water management facilities.

Sharon Veronick presented the green cards. Site plans were reviewed. Mr. Ventres explained the lot was a part of the Theodore Peck phase 3 subdivision and within the Lake Zone requiring site plan review. The application was for a single family 4 bedroom home.

Mr. Thomas asked how much of the stone wall along the road would be removed. The applicant replied the stone wall was partly buried and was unnoticeable. Ownership of the property includes a conservation easement from behind the house to the Moodus Reservoir. Mr. Ventres reviewed the conservation easement restrictions. Storm water runoff was discussed.

Motion by Mr. Pettinelli to approve 17-06 – Sharon Veronick, 47 Beebe Road, Site Plan Review for a new single family home being built in the Lake District. Assessor's Map 68, Lot



01. with the following stipulations; that the revised plan be submitted before issuance of permit showing storm water protection for the property to the north directing storm water from the site to the west and that the revised site plan is to be approved the Zoning Enforcement Officer. Second by Mr. Curtin and unanimously passed.

8. DISCUSSION

A) Plan of Conservation & Development

The RFQ is due September 28, 2017 by 2 p.m.

Mr. Curtin reported the Revitalization Commission's September meeting had been canceled.

9. ZEO REPORT

East Haddam Swing Bridge-There will be a public hearing October 2nd.

Sillmanville Road Court Cases-Nothing new.

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

Violations-Nothing new.

9. ADJORNMENT

Motion by Mr. Curtin to adjourn at 8:05 p.m., second by Mr. Matthews and unanimously passed.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary