



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

Regular Meeting Minutes

October 24, 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), Harvey Thomas (regular member), Kevin Matthews (regular member), Ed Gubbins (regular member), Louis Salicrup (regular member) (departed 7:55), Martha Hansen (alternate member).

COMMISSIONERS ABSENT: Crary Brownell-Chairman (regular member), and Richard Pettinelli (alternate member).

OTHERS PRESENT: Jim Ventres (Land Use Administrator), First Selectman Emmett Lyman, Bob Casner, Bob Borgognoni, Patti Borgognoni, Cody Annino, Deb Annino, Deb Fiala, Diane Hennessy, Kevin Cavallo, Bruce Dutch, Craig Mansfield, Dave Moffett (Technical Communications), Travis Winkley, Peggy Winkley, approximately 12 citizens, and Ruth Ziobron (Recording Secretary).

Ms. Hansen was seated for Mr. Brownell.

3. MINUTES

Motion passed unanimously to approve the October 10, 2017 minutes as amended.

-page 2, 2nd line, correct spelling of "Horsley".

4. BILLS-None.

5. DISCUSSION-removed from agenda.

6. LOT LINE REVISION

A) New - #17-11 – Robert Casner, Ridge Road (Kensington Woods Subdivision), lot line revision. Assessor's Map 47, Lot 85, Map 48, Lot 03, and Map 37, Lot 55.

First Date: October 27, 2017

Last Date: December 27, 2017

Mr. Casner (property owner) reviewed a Zoning Location Survey dated October 24, 2017. He proposed forming three lots out of a single parcel. Lot #43 intends to purchase 2.199 acres and Lot #20 would purchase 4.096 acres. Mr. Ventres stated the exchange of land would not require Chatham Health District approval because the areas being exchanged were within the upland review or wetlands and would not be a reserve area for septic.

Motion by Mr. Salicrup to approve application #17-11 – Robert Casner, Ridge Road (Kensington Woods Subdivision), lot line revision. Assessor's Map 47, Lot 85, Map 48, Lot 03, and Map 37, Lot 55. Second by Mr. Gillis and unanimously passed.

7. DISCUSSION

A) Plan of Conservation & Development (PCD)



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- An email from Mr. Pettinelli was reviewed.
- Interview questions were reviewed.
- Mr. Gillis questioned if an additional shortened version of the PCD could be developed.
- Mr. Ventres will schedule interviews for the PCD Interview Subcommittee.
- It was noted that the survey should be a true representative of town residents.

Mr. Casner stated the Economic Development Committee was interested in expanding business opportunity from the Goodspeed Opera House to Gillette Castle (Route 82 corridor). He stated the area needed to be adaptable for business use and tourist development. He stated a master plan agreed upon by the public was important. Mr. Gillis questioned the Economic Development Committee's vision for Moodus. Mr. Casner replied Moodus Center would provide services to the Village area and would be developed differently. He stated all 3 of the commercial districts should have developed plans for their different purposes/services. He stated development was missing in the current PCD.

Mr. Thomas asked for consideration within the PCD for the correct proportion of residential and commercial in the village area. He noted the Opera House, State Parks, open space, walking trails, kayaking/canoeing were assets which should be well-thought-out in the PCD for tourism.

Motion by Mr. Thomas, second by Mr. Gubbins and unanimously passed at 7:55 p.m. for a brief recess.

8. PUBLIC HEARING

**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: October 24, 2017

Last Date: November 27, 2017

Mr. Ventres reviewed an approval Chatham Health District letter dated 10/23/2017.

Mr. Winkley provided a letter by the DEP stating proposed use for the property would not qualify as a public water system and would not be regulated by the Connecticut Department of Health.

Peggy Winkley explained that the property was originally purchased to provide meaningful employment for people with developmental disabilities through a working organic farm. She explained the proposal was for an event center to host a variety of different activities as an accessory use to the farm. Smith Farm Garden's event proposal was provided and is filed at the Land Use Office.

Travis Winkley stated the proposal was for 15 to 20 weddings annually as well as private parties, yoga retreats, wine tastings, and fundraisers. There would be no parking in the street. Parking would be at the main driveway or along the field. Gravel has been installed at the entrance of the field. Mr. Winkley stated the town noise ordinance would be followed with no noise past 10 p.m. Events would occur in tents through vendors. Vendors would be required to provide Porta Pottys. Mr. Winkley stated licensed vendors would provide alcohol. The first floor of the house would be available for guests to get ready for their event. There would be no overnight events. Lighting will be installed near the entrance and towards the field and will not shine on the street. Mr. Thomas



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voiced concern with large parties' traffic on Smith Road and Mt. Parnassus. Mr. Winkley stated they would encourage guests to use some type of shuttle service.

Mr. Curtin opened the hearing to the public.

Bob and Patti Borgognoni, Smith Road, provided a letter in opposition (filed at the Land Use Office). Mr. Borgognoni stated Mr. Winkley was already soliciting for events on Facebook. He stated the Wink Fest of 2017 had close to 200 people camping on site. Mrs. Borgognoni stated it was a very noisy event.

Mr. Thomas questioned if the event types would be included with approval to which Mr. Ventres replied yes.

Deb Fiala, Juda Lane, voiced concern for increased traffic and noise. She stated the Wink Fest was noisy past 11 p.m. and that she was concerned that other events would also be loud.

Matt Cronin voiced concern with increased traffic and noise every weekend. He stated the driveway was close to his property and that he did not want people driving down his driveway.

Bob Casner, EDC Chairman, spoke in favor of the special exception application. He stated local restaurants could cater the events. He stated weddings at the beautiful setting would be desirable and successful. He stated the additional income would provide maintenance revenue for property upkeep.

Mrs. Winkley stated events would be well vetted. She stated they understood her neighbors concern about noise from events and would always be available for feedback. Mr. Winkley stated most events would be small 10-15 cars.

Mary Malewski 74 Smith Road, Wildwood Association board member, stated 20- 30 parties a year would be every weekend during the lake season and that the Wink Fest was loud late at night. She stated if the application were to be approved that rules would need to be regulated and enforced. She was concerned with the additional traffic on Smith Road and that the proposal would defy the character of the neighborhood. She suggested changing the location of the driveway and signage of the entryway as well as alcohol enforcement.

Mr. Gillis asked for more information about the Wink Fest. Mr. Winkley stated it was an annual music party with camping which was not what the special exception request was for. He stated the Wink Fest was a private party with friends and would not be a part of the business.

Mr. Thomas stated the requested permit was to hold a number of events which would be itemized. He asked if they would be willing to stop the Wink Fest as not to be a conflict with the permit. Mr. Winkley replied yes. Mr. Thomas stated the application limited events from 10 a.m. to 10 p.m. Mr. Thomas suggested considering the Smith Farm Gardens entrance and exits be clearly marked as a condition of approval.

Mr. Ventres will review the driveway location for the next scheduled meeting.

Motion by Mr. Thomas, second by Mr. Matthews and unanimously passed to continue 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 at the November 14, 2017 meeting.

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: October 24, 2017

Last Date: November 27, 2017

Craig Mansfield explained hurricane Irene made the town aware that their communication system did not support this large scale event. A committee was formed to research how best to upgrade emergency management communications. The middle school property would be partnered with the Buckley Hills site in Colchester. The 160 foot tower will be located behind the middle school near the garage. It has been approved by the Board of Education. Access will be through the emergency access road. There will be an 8 foot fence, and it will not affect the ball fields. The cabinetry would be locked and there will be no exposed electricity.

A letter from Matthew and Nicole Locke dated October 15, 2017 opposing the Emergency Management Communications Tower was reviewed. Mr. Mansfield explained the letter referenced an IP system. He stated an IP system was not realistic for this project.

Mr. Gillis asked who would own the tower. Mr. Mansfield replied the town.

Mr. Curtin opened the hearing to the public. There were no comments.

Motion by Mr. Matthews, second by Mr. Gillis and unanimously passed to close the public hearing.

Motion by Mr. Gillis, second by Mr. Matthews and unanimously passed to approve application #17-08 – Town of East Haddam, 73 Clark Gates Road, construction of an Emergency Management communications tower. Assessor’s Map 73, Lot 59.

C) New - #17-09- 40 William F. Palmer Road, Dutch 41, LLC, Special Exception Review for an addition to an existing building. Assessor’s Map 65, Lot 140.

First Date: October 24, 2017

Last Date: November 27, 2017

Bruce Dutch presented green cards. Site plans were reviewed. He explained the proposal was for a two bay garage on the east end of the building. Annino Strength and Conditioning’s business would expand into one of the bays. Dutch Oil’s business would occupy the end bay. Mr. Ventres stated the ZBA approved a variance for coverage. IWWC approval is not necessary. Mr. Gillis questioned the lot coverage. Mr. Ventres replied 22.5%. The bathrooms will be plumbed but not installed.

Mr. Curtin opened the hearing to the public.

Mr. Casner spoke in favor of the application stating it was good for economic development and encouraged approval. Mrs. Fiala spoke in favor of the application. Liz Johnson spoke in favor of the application.

Mr. Gubbins asked what type of materials would be used. Mr. Dutch replied stick frame and that it would match the existing structure. Lighting will match the existing lighting. The sign will not change and there is adequate parking.



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

Motion by Mr. Thomas, second by Mr. Gillis and unanimously passed to approve #17-09- 40 William F. Palmer Road, Dutch 41, LLC, Special Exception Review for an addition to an existing building. Assessor's Map 65, Lot 140.

9. ZEO Report

A letter from First Selectman Lyman to Ms. Jennifer Stockburger, Director, Auto Test Operations Consumer Reports dated April 20, 2017 for funding for a new LED sign in front of the building was reviewed.

Mr. Ventres reviewed changes to the Municipal Office project outdoor signage. Mr. Ventres stated the LED sign was not included in the original plans because funding was unrealized. The LED portion of the sign would be 20 square feet within a 40 square foot sign. Mr. Thomas stated the sign would need to meet the sign regulation. Mr. Gubbins asked if the commission had authority to approve. Mr. Ventres replied yes if they considered the application a replacement from existing. Mr. Curtin stated the regulations did not allow for internally lit signs. The Commission did not consider the application a replacement from the existing unlit sign.

Mr. Ventres stated the ZBA could approve the application as a variance. He stated the hardship would be that they were looking to replace the sign that was there, it would have been easier if they had included it on the plans but that they did not realize they would have funding.

East Haddam Swing Bridge-nothing new.

Sillmanville Road Court Cases-nothing new.

Powerhouse Road Court Case-Attorney Bennett assured Mr. Ventres that he is processing this item.

Violations-nothing new.

A letter from Richard T. Laudenat to First Selectman Lyman dated October 12, 2017 regarding trailer ordinance violations on 79 A P Gates Road was reviewed.

Mr. Ventres distributed the Fall 2017 Connecticut Federation of Planning and Zoning Agency Quarterly Newsletter.

8. ADJORNMENT

Motion by Mr. Gubbins to adjourn at 9:27 p.m., second by Mr. Matthews and unanimously passed.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary