



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

**Regular Meeting Minutes
February 27, 2018**

(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), Harvey Thomas (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), Richard Pettinelli (alternate member) and Joe Zaid (alternate member).

COMMISSIONERS ABSENT: Kevin Matthews (regular member).

Mr. Zaid was seated for Mr. Matthews.

OTHERS PRESENT: Jim Ventres (Land Use Administrator), John Gowac, Bob Casner, Roger Nemergut, George Fellner, Mark Thiede, 2 citizens and Ruth Ziobron (Recording Secretary).

3. **MINUTES**

Motion unanimously passed to approve the February 13, 2018 meeting minutes as amended.

-Page 2, 2nd paragraph, 6th line, after "use" add "substitution".

4. **BILLS**

Suburban Stationary \$216.68

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

Motion by Mr. Thomas, second by Mr. Gillis and unanimously passed to change the order of business and proceed to Discussion.

7. **DISCUSSION**

A) Plan of Conservation & Development – Review of Chapters 1-3

- Commission members reviewed and edited the first 3 chapters of the POCD.
- Chapter 4-6 will be reviewed at the next meeting.

Motion at 7:56 p.m. by Mr. Curtin, second by Mr. Gillis and unanimously passed for a brief recess.

6. **Public Hearing**

A) New - #18-02 – Casner Construction (agent), George Greider (owner), 382 Town Street, Special Exception Review for commercial use. Assessor's Map 27, Lot 88.



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Mr. Nemergut presented the return receipt cards and reviewed site plans. Currently there is a 3 bedroom residence, a detached 2 car garage and a studio. The 4.12 acre lot is in the IG2 zone. The intent is to convert the residence into commercial use for office space and dry retail use. The proposal would include a new driveway of processed aggregate with no curbing, relocated septic system and a new well. Employees would be encouraged to use the current driveway. Lighting fixture (LED 104 Watts) would be similar to the Deep River sidewalk lighting. There will be five fixtures 12 feet in height. IWWC has approved the proposal. Invasive bamboo will be removed. Mr. Nemergut reviewed a planting plan. Mr. Ventres read a Chatham Health District letter by Kimberly Hamley dated February 27, 2018. Because there are 3 buildings on one system, an exception is required by the State CTDPH. Approval is pending from the state.

Mr. Nemergut stated the proposal was below the maximum allowable coverage. No building modifications to the footprint are being proposed. He stated the only change would be the new processed aggregate driveway. Garbage and propane tank layout will be added to the plans.

Mr. Nemergut provided a traffic study. DOT approval is pending.

Mr. Fellner reviewed architectural drawings and historical value of the 1760 Isaac Ackley colonial, studio and barn. The three buildings would be joined with a stamped concrete sidewalk and covered with a standing metal seam roof. The courtyard area would include outdoor seating. Mr. Fellner reviewed the lighting and signage plans. The ADA ramp will be concrete covered with a stone façade servicing the first floor of the main building. The second floor is not required to be ADA compliant. Mr. Pettinelli asked with the exception of the addition of the trellis, if there were proposed modifications to the existing structure outside. Mr. Fellner replied the only changes were removal of the garage door and replacement of windows, and the ADA ramp. Mr. Pettinelli asked if there would be an increase in impervious area due to paving. Mr. Fellner replied there was a minimal increase. Roof runoff will flow to the wetlands.

Mr. Brownell opened the Public Hearing.

Mr. Thiede asked if the building color would remain purple. Mr. Casner replied the color was undetermined.

Motion by Mr. Thomas, second by Mr. Zaid and unanimously passed to close the public hearing.

Motion by Mr. Curtin, second by Mr. Thomas and unanimously passed to approve application #18-02 – Casner Construction (agent), George Greider (owner), 382 Town Street, Special Exception Review for commercial use. Assessor’s Map 27, Lot 88 with the following conditions; the propane, trash pad and screening are shown on the plan,



CTDOT approval is granted before the driveway installation, and CTDOT exception is granted.

5. SITE PLAN REVIEW

A) New - #18-01- John Gowac, 123 Lakeside Drive, Site Plan Review for a remodel/addition to an existing single family home and construction of a detached garage. Assessor's Map 58, Lot 76.

Mr. Gowac presented the return receipt cards, reviewed site plans and proposed renderings. There has been IWWC and ZBA approval. There would be a 14'x18' addition towards Lakeside Drive and a 22' x 44' detached garage. The blacktop will be removed and replaced with impervious pavers. The gutter lines will be crushed stone. Mr. Ventres read a Chatham Health District letter by Kimberly Hamley dated February 27, 2018 Site Plan Approval.

There was no public comment.

Motion by Mr. Thomas, second by Mr. Gubbins and unanimously passed to approve application #18-01- John Gowac, 123 Lakeside Drive, Site Plan Review for a remodel/addition to an existing single family home and construction of a detached garage. Assessor's Map 58, Lot 76 with no conditions.

8. ZEO REPORT

Mr. Dutch has requested to add gravel (22'x125') for employee parking to the top of his main office property at 35 William F. Palmer Road. Mr. Ventres reviewed plans.

Motion by Mr. Curtin, second by Mr. Gillis and unanimously passed to approve a modification to the Dutch Oil plan on 35 Wm. F. Palmer Road as proposed.

Mr. Ventres reviewed the Sanctuary 2018 schedule of events by Justin Good. Offsite parking and approval for additional guests were requested. Mr. Curtin abstained from comment.

Concerns were:

- Not enough porta-pottys
- Agreements from property owners for additional parking.
- Police notification for events.
- Hours of each festival.
- Events for over the approved 200 guests.

Mr. Ventres will ask Mr. Good for more information.



9. ADJORNMENT

Motion by Mr. Gubbins to adjourn at 9:05 p.m., second by Mr. Salicrup and unanimously passed.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary