



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

**Regular Meeting Minutes
May 22, 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 Municipal Office Complex.

2. **ATTENDANCE**

COMMISSIONERS PRESENT: Cary Brownell-Chairman (regular member), James Curtin (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Kevin Matthews (regular member), Harvey Thomas (regular member), Ed Gubbins (regular member), Richard Pettinelli (alternate member) and Joe Zaid (alternate member).

COMMISSIONERS ABSENT:

OTHERS PRESENT: Jim Ventres (Land Use Administrator).

3. **MINUTES**-tabled.

4. **BILLS**

-East Haddam News	\$37.50
-Halloran & Sage	55.50
-Suburban	110.63
-Milone & MacBroom	3,750.00

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

5. **SITE PLAN REVIEW**

A) **NEW - #18-09 – Fred Masotta, 273 EH Colchester Turnpike, site plan review for a 2 car garage and an addition in the “L” Zone. Assessor’s Map 67, Lot 8.
First Date: May 22, 2018 Last Date: July 25, 2018**

Roger Nemergut- PE presented plans for the construction of a two car garage with living space above, a front porch extension, and a porch attached to the back of the proposed garage. The property is a single family residence and remains as such. The plans also show an area for septic repair if needed. The system will not be installed unless there is a failure to the existing system. The proposed driveway is a permeable surface. Presently the owner parks on the lawn. Mr. Nemergut said the site received a variance from the Zoning Board of Appeals for 12.7% coverage where 10% is permitted, an approval from the Inland Wetlands and Watercourses Commission with conditions and approval from the Chatham Health District. Mr. Ventres read the approval letters into the record and noted the Zoning Board of Appeals granted the approval for garage because the water table was too high for a basement on the house. Mr. Nemergut presented the building and floor plans. Mr. Pettinelli asked about the location of the discharge point from the driveway drainage



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system. Mr. Nemergut said the swale will direct the water along the property line to the Moodus Reservoir.

Motion by Mr. Thomas to approve the site plan with the conditions of the Inland Wetlands and Watercourses to be included. Second by Mr. Gillis and unanimously passed.

7. DISCUSSION

A) Plan of Conservation & Development

Mr. Ventres noted that there will be a special meeting next Monday at 7 p.m.

8. ZEO REPORT

The property on North Moodus Road has removed the abandoned vehicles.

Beebe Road/Scenic Road: Mr. Ventres reported that he and the Public Works Superintendent measured the gravel portion of the road. The last time it was measured was 1997. Over the twenty years, the gravel surface expanded by about a foot in most areas but was less in a few areas. It was noted that the snow plowing can cause much of the expansion because the sides are not defined. Mr. Ventres said the Public Works Department is going to rebuild the gravel portion so it has a crown and will be easier to maintain. Mr. Ventres said that the Public Works Department has a copy of the map with measurements so the gravel width won't increase.

Mr. Thomas asked if the applications will request electronic versions now that we have the technology.

Motion by Mr. Curtin, second by Mr. Gubbins and unanimously passed to take a 5 minute recess.

6. PUBLIC HEARINGS

A) NEW - #18-07 – Shepardfields, 59 Bogel Road, request to amend a previously approved Special Exception application to expand events. Assessor's Map 38, Lot 09.

First Date: April 24, 2018

Last Date: May 28, 2018

Mr. Ventres read into the record a request from Jen Taylor-Executive Director that the special exception application be withdrawn. The request also noted that the annual music festival was canceled.

Motion by Mr. Gubbins, second by Mr. Gillis and unanimously approved to accept the withdrawal.

B) NEW - #18-05 – George Fellner, AIA (agent), Wickham Road, Special Exception Review for an accessory dwelling unit in an existing attached garage. Assessor's Map 60, Lot 30.

First Date: April 24, 2018

Last Date: June 28, 2018



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George Fellner presented plans for an accessory dwelling unit in an existing garage. The house sits on ten acres of land and has sufficient room for the septic system. The house presently has four bedrooms with an attached garage. The proposal is to convert the garage into a single bedroom apartment. The plans also include adding a bedroom above the apartment which would be a part of the main house. Mr. Fellner also presented the house elevations and said the materials would match the existing house.

Mr. Brownell opened the hearing for public comment.

Dean Pelletti-63 Wickham Road asked if the unit was an in law apartment or if anyone could rent it. Mr. Ventres said the regulations do not restrict who rents the unit, but does require the owner of the property to reside in the main structure or the accessory structure.

Mr. Smith asked if the unit would be rented on the Air B & B. Mr. Ventres responded yes.

Motion by Mr. Curtin, second by Mr. Matthews and unanimously passed to close the Public Hearing.

Motion by Mr. Curtin, second by Mr. Gubbins and unanimously passed to approve #18-05 – George Fellner, AIA (agent), Wickham Road, Special Exception Review for an accessory dwelling unit in an existing attached garage. Assessor’s Map 60, Lot 30.

C) NEW-#18-08 – Christopher and Gail Staehly, 23 Petticoat Lane, Special Exception Review for a Tasting Facility for wine and cider made from fruit grown on farm. Assessor’s Map 28, Lot 1.

First Date: April 24, 2018

Last Date: June 28, 2018

Mr. Ventres read into the record a request from John Paul Garcia, P.E., agent for Staehly’s to reschedule the public hearing to June 12, 2018.

Motion by Mr. Thomas, second by Mr. Gubbins and unanimously passed to reschedule the hearing for application #18-08 to June 12, 2018.

9. ADJORNMENT

Motion by Mr. Gubbins to adjourn at 8:48 p.m., second by Mr. Matthews and unanimously passed.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary