



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

**Regular Meeting Minutes
May 8, 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)(departed 8:30 p.m.), James Curtin (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), Richard Pettinelli (alternate member) and Joe Zaid (alternate member) (arrived 7:25 p.m.).

COMMISSIONERS ABSENT: Kevin Matthews (regular member) and Harvey Thomas (regular member).

OTHERS PRESENT: Jim Ventres (Land Use Administrator).

Mr. Pettinelli was seated for Mr. Thomas. Mr. Zaid was seated for Mr. Matthews.

3. **MINUTES**

Motion unanimously passed to approve the April 24, 2018 meeting minutes as amended.

-Page 2, 4th paragraph, 2nd line, strike "from" and replace with "for".

4. **BILLS**-None

5. **SITE PLAN REVIEW**

A) NEW - #18-06 - Marty Ryczek, Lakeside Drive, Site Plan Review for a new single family, year round residence. Assessor's Map 49, Lot 44.

First Date: April 24, 2018

Last Date June 27, 2018

Mr. Curtin recused himself.

Mr. Nemergut gave Mr. Ventres the green cards notifying neighbors of the Site Plan Review.

Mr. and Mrs. Ryczek live at 175 Ballahack Road which is contiguous and abuts to the west of Lakeside Drive. The application also requests adjustment of the lot lines between the properties. The Lakeside Drive lot is 0.36 acres. The 175 Ballahack Road lot is 1.17 acres. Mr. Nemergut explained the adjustment would be to take 0.17 acres from 175 Ballahack Road and add it to the Lakeside Drive lot adjusting it to be over 0.5 acres and allowing for building of a year round house.

Mr. Nemergut presented drawings of the proposed house.

Mr. Ventres, correcting the record, noted a ½ acre was not needed because the lot was a lot of record prior to zoning. He said it needed to meet the criteria of site plan and health code to be qualified to be built on.



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

Mr. Ventres read a letter of approval from the Inland Wetlands Watercourses Commission dated 2/27/18 and a letter of approval from the Chatham Health District dated 5/3/18.

Commission members discussed Fire Department access, town drainage, and sheet flow.

Elaine Kimball voiced concerns with privacy and blocking of the lake view.

Buffering was discussed.

Motion by Mr. Gillis, second by Mr. Gubbins and unanimously passed to approve application #18-06 – Marty Ryczek, Lakeside Drive, Site Plan Review for a new single family, year round residence with spot elevations on the plans for water diversion.

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

7. DISCUSSION

A) Plan of Conservation & Development

Mr. Ventres reported the Community Survey for the Plan of Conservation & Development was posted on the Town website. The Board of Education, Boards and Commissions, East Haddam News, Hartford Courant and Middletown Press have been sent a link to the Community Survey for the Plan of Conservation & Development.

8. ZEO REPORT

The Tiger Grant name has been changed to Building Grant. The town is working to complete the grant for the walkway on the East Haddam Bridge.

Mr. Ventres distributed a letter from Randy Dill with concern of the scenic road/Beebe Road width.

6. PUBLIC HEARINGS

- A) New - #18-04- Ronald Gross, 9 Newberry Road, Special Exception Review to run a tack shop on the property. Assessor's Map 58, Lot 145.
First Date: April 24, 2018 Last Date: May 28, 2018**

Ronald Gross explained that they moved their tack shop from Colchester to the basement of their property. He stated they did not know it required a Special Exception Review. Mr. Gross gave Mr. Ventres the returned green cards notifying his neighbors of the Public Hearing. Hours of operation: Tuesday-Friday 10 a.m. to 5 p.m. and Saturday 10 a.m. to 4 p.m. Traffic would consist of 1-2 cars a day. The garage and family room (basement) would be used for the tack shop. Mr. Pettinelli asked the frequency of delivery trucks. Mr. Gross replied once a week. Mr. Gillis asked if there would be a sign. Mr. Gross replied the sign would be on a tree to the right of the driveway. The hand carved wood sign dimensions is 6" x 10" and maintains the character of the neighborhood. Mr. Gross provided a narrative of the tack shop.



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

Mr. Ventres read letters in support from Representative Melissa Ziobron and Emily Keeper.

Mr. Ventres stated tack shops were permitted under standards and procedures under Section 27 Home Occupation as a special exception. Mr. Ventres stated tack shops were permitted under the regulations as long as it went through the special exception process. He stated as stated in the narrative, it met the criteria of the town regulations. He said the building could not be seen from the road, so it did not look like a commercial building on a residential road.

Mr. Pettinelli asked the type of lighting used. Mr. Gross replied there was no lighting because the shop was not open at night. Mr. Gross stated there were two motion censored flood lights. There is no lighting on the street.

Mr. Brownell opened the meeting to the public.

The following people spoke in favor: Mark Henderson, Kate Marshall, Bill Dickey, Marjorie Traceski, Ray Destefano, Jordan Dickey, Josh Colbert, Rich Ventres, Irene Haines, and Bonnie Bongorni.

Motion by Mr. Curtin to close the Public Hearing. Second by Mr. Gubbins and unanimously passed.

Motion by Mr. Curtin to approve #18-04- Ronald Gross, 9 Newberry Road, Special Exception Review to run a tack shop on the property. Assessor's Map 58, Lot 145. Second by Mr. Pettinelli and unanimously passed.

**B) 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**

Justin Good, Rene LeMar, and Michael Doyle reviewed plans to expand from 3 to 5 events. Mr. Good reviewed the additional events.

Mr. Curtin asked where the extra cars would be parked for events. Mr. Good stated Mr. Sikorski had pushed back the parking perimeter giving additional parking spaces in the field. Mr. Good replied there would also be shuttle parking from the high school if the field was wet and that carpooling was encouraged.

Mr. Curtin asked if the music was amplified. Mr. Good replied yes, but the type of music was meditative and would not last past 9 p.m.

Mr. Gillis stated currently, Shepardfields was approved for 3 events up to 100 people each event. He asked if the special exception application was to expand for 2 more events with 100 people for one of the events and 400 people for the other. Mr. Good replied yes, noting that there would never be 400 people at one time; they would attend throughout the day. Mr. Good stated the events were for all ages and were drug and alcohol free, family oriented with educational components.

Mr. Gillis asked how many cars could be parked in the fields for events. Mr. Good replied 200-300 cars. Mr. Zaid requested written plans for the shuttle parking from the high school.



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

Mr. Gubbins asked the type of lighting provided in the parking area during evening events. Mr. Good replied there was lighting around the yurt. He said they could provide lighting around the fields where cars park.

Mr. Gillis stated Shepardfields events (item 4) were currently approved for 30 cars a day and if additional parking was being requested with the application. Mr. Good replied yes.

Mr. Curtin opened the Public Hearing to public comment.

Casey Carle presented a letter opposing the Special Exception application signed by Pete Simon, Paul Martel, John and Virginia Turner, Marlene Bogel, John Malooney, Fred and Theresa Maynard, David Scott, Liz Scott, Jim Daniels, Sara and Eric Anderson, Kathy and Rober Bristol, Tracey MaDonna, and Joseph Sina. It is filed at the Land Use Office.

Charlotte Gelston read the Quit Claim Deed noting the property was to be used for a non-profit intra denominational retreat and healing center. She said the proposed events did not comply with the deed, noting on a summer night, the late night music and traffic was intolerable.

Mrs. Gelston read a letter from Frank and Randy Sabatino opposing the Special Exception application. It is filed at the Land Use Office.

Kathy Bristol distributed Facebook pages advertising events. Mrs. Bristol stated Local Prevention Council research did not show that open field events in the dark helped prevent opioid use.

John Turner was opposed noting the music and fireworks often occurred late at night. He asked for the commission to review the approved Special Exception application.

Steve Rafina, Way of the Heart Organizer at Shepardfields, stated the event would be a safe and sober environment. He reviewed the event.

Gene Peterson stated last year's events were o.k. but that the 2016 events were intolerable. He said they were very loud and past midnight. He was concerned with future events, noise, traffic, and enforcement issues. Mr. Good acknowledged that some of events got loud and were too late. He stated this was corrected for last year's events with no loud music past 9 p.m.

Todd Gelston was against the size of the events and suggested moving to a different venue like Haddam Meadows with better parking and access for the public. He was concerned with safety, lack of lighting and loud music late at night. Mr. Gelston asked if the commission required adequate insurance for events. Mr. Curtin replied the Planning and Zoning Commission did not require insurance.

Damon Scott was opposed to last year's loud music past 9 p.m. noting the events were not appropriate for the neighborhood.

Theresa Madonna stated Shepardsfield did not have professional counselors to handle opioid abuse as advertised in their event. She stated such an event should require law enforcement and that the music often went past 11 p.m. She asked if camping permits were required for last year's 2 day yoga event.



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

Paul Martel was opposed to the late night music events. He stated Shepardsfield was not adhering to the original 2012 Special Exception by the Planning and Zoning Commission.

Sara Anderson stated the original 2012 Special Exception agreement had been broken. She stated she was not in favor with increased traffic, illegal drug use at the events.

The commission decided to continue the public hearing at the next scheduled meeting.

Mr. Salicrup asked Mr. Ventres to send the Quit Claim Deed to the town attorney if it warranted.

There was concern that the advertised events did not match the Planning and Zoning Commission approval.

Motion by Mr. Zaid, second by Mr. Gubbins and unanimously passed to continue #18-07 – Shepardfields, 59 Bogel Road, request to amend a previously approved Special Exception application to expand events. Assessor’s Map 38, Lot 09.

9. ADJORNMENT

Motion by Mr. Salicrup to adjourn at 9:46 p.m., second by Mr. Gillis and unanimously passed.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary