

**PLANNING AND ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
September 11, 2018
(Not yet approved by the Commission)**

1. CALL TO ORDER: Mr. Curtin called the meeting to order at 7:15 p.m. at the Municipal Office Complex.

2. ATTENDANCE:

COMMISSIONERS PRESENT: James Curtin (regular member), Kevin Matthews (regular member), Harvey Thomas (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Richard Pettinelli (Alternate), Joe Zaid (Alternate), and Mr. Gubbins (regular member) who arrived at 7:18pm.

COMMISSIONERS ABSENT:

Crary Brownell- Chairman

Mr. Curtin appointed Joe Zaid to vote for Mr. Brownell.

OTHERS PRESENT: Jim Ventres, and 7 townspeople.

3. MINUTES:

The August 28, 2018 minutes were handed out to review at the next meeting.

4. BILLS: None

5. SITE PLAN REVIEW

A) New - #18-13 - Roger Nemergut (agent), Crary Brownell (owner), Bashan Road, Site Plan Review for a new single family home to be constructed in the Lake District. Assessor's Map 57, Lot 114.

Mr. Nemergut gave Mr. Ventres the receipts for the notices sent to adjacent property owners.

Mr. Nemergut made reference to the Site Plan and Erosion and Sediment Control Plan for Crary Brownell, Bashan Road, East Haddam, CT, Map 57 Lot 114, August 8, 2018 (pg. 1-3).

Mr. Nemergut stated, the lot when approved, will be offered for sale. Construction would commence on a schedule to be determined by a future buyer.

Mr. Nemergut proceeded to explain and describe the existing and the proposed driveway, depicting grade changes, wetlands and stonewalls. He described where a new house will be positioned with a

well and a septic system. Mr. Nemergut stated Chatham Health District approved the design for the septic system. He asked the Commission for questions.

Mr. Curtin asked about the leaching field near the house. Mr. Nemergut stated it is an infiltration system for the rain gutter run off of the house.

Mr. Pettinelli asked if the stone wall at the north of the site is a retaining wall. Mr. Nemergut stated it is a retaining wall.

Mr. Pettinelli asked if the telephone pole that services residence at 133 Bashan Road is on an easement. Mr. Nemergut said yes.

Mr. Curtin asked about the paved driveway entrance of the common driveway in regards to the location of the anti-tracking pad. Mr. Nemergut pointed to the existing driveway from Bashan Road to the 133 Bashan Road residence and then described where the new driveway would begin with an anti-tracking pad installed. The site plan indicates to “Preserve and protect existing driveway. Maintain vehicular access to 133 Bashan Road residence at all times. If disturbed during construction, restore to equal or better than preconstruction condition” (pg. 1). Mr. Nemergut clarified where the paved driveway would begin and end at the proposed construction site.

Mr. Salicrup asked if the composite silt fence is permanent. Mr. Nemergut said no, once the vegetation is re-established and construction is finished the silt fence will be removed.

Mr. Salicrup asked the width of the driveway. Mr. Nemergut stated it is 12 feet wide.

Mr. Gillis asked if there is a pass-by area and the driveway length. Mr. Nemergut stated the driveway is 1400 feet long. He stated there is a 20 foot right of way that both residence use that is not wide enough for a pass by area. The new driveway could have a pass by area but at that point you are close to the single family house.

Mr. Gillis asked if the driveway for the Mierzejewski property would share the common driveway with the Brownell property. Mr. Nemergut pointed out the street line and the common driveway. He stated that yes they would share a common driveway. Mr. Gillis suggested that there should be language pertaining to maintenance of the shared common driveway.

Mr. Ventres read into the record 2 letters-

1. Mr. Randolph Dill, Chairman, East Haddam Inland Wetlands Water Course Commission dated May 9, 2018, approved application W18-08, Bashan Road, Crary Brownell for new driveway, septic system, a new single family home, and the conditions listed in letter.
2. Mr. James Karrenberg, Chatham Health District Sanitarian, September 11, 2018, the well and septic system meet the Connecticut Health Code. Mr. Ventres stated the comments from the August 30, 2018 letter were addressed.

Mr. Salicrup asked what the duration of the site plan is. Mr. Ventres stated it is good for 5 years from date of approval.

Mr. Thomas asked about a notation on the site plan pertaining to the direct driveway culvert that reads "Slope in this area is 1H:1Y. Place 12" layer of modified riprap (choke riprap with 1" broken stone to facilitate obligate species crossing) or permanent erosion control fabric in areas where slope is greater than 1H:1Y" (pg.2). Mr. Curtin asked what does it mean exactly. Mr. Nemergut proceeded to explain that the 1" stone is going into the pockets of the 6" riprap to smooth out the culvert.

Mr. Pettinelli asked if the 1" stone would wash away. Mr. Nemergut stated no, that it will be locked into pockets of the 6" riprap stone.

Mr. Curtin asked for additional questions or comments from the public.

Mr. Mierzejewski of 133 Bashan Road asked Mr. Nemergut about the surface makeup of the non paved driveway. Mr. Nemergut explained that there will be a gravel base with a top layer of processed stone that will pack like pavement.

Mr. Mierzejewski asked if there will be blasting near his house. Mr. Nemergut said he does not anticipate blasting in the area of his house.

Mr. Mierzejewski asked what is an anti-tracking pad. Mr. Nemergut defined the anti-tracking pad.

Mr. Mierzejewski asked various questions regarding excavation of the new driveway. Mr. Nemergut answered all questions in detail.

Mr. and Mrs. Mierzejewski questioned the line of easement through an existing stonewall and the preservation of the stonewall. Mr. Nemergut explained in detail what the intentions were to accommodate a new driveway, altering the stonewall.

Attorney Scott Jezek on behalf of Mr. Brownell stated after 12 years of litigation the court decided that the 20 foot easement line is off the north side of the Lanieri stonewall which is depicted on site plan (pg.1).

Mr. Curtin stated, so that the Commission is clear, the 20 foot easement is one foot off the stonewall, enabling installation of a paved 12 foot wide driveway.

Mr. Curtin asked if there were anymore questions about this application.

Motion by Mr. Salicrup to approve Application #18-13 Roger Nemergut (agent), Crary Brownell (owner), Bashan Road, Site Plan Review for a new single family home to be constructed in the Lake District. Assessor's Map 57, Lot 114 with the conditions noted in letters from the East Haddam Inland Wetlands Water Course Commission and Chatham Health District. Mr. Gillis seconded the motion.

Mr. Thomas asked to modify the motion to include that the new driveway will conform to the applicable court decision. Mr. Gillis seconded the motion and it was carried by unanimous vote.

A motion was made by Mr. Gillis to change the order of business. The motion seconded by Mr. Gubbins, and it passed by unanimous vote.

6. DISCUSSION

1. Mr. Ventres distributed literature to go over at the Plan of Conservation and Development meeting to be held on September 12, 2018.
2. Mr. Ventres distributed a letter from Attorney Branse who represents East Haddam in regards to the Standards of the Connecticut River Gateway Commission for review.
3. Mr. Ventres, as a follow up for Moodus Mud site plan presented at the August 14, 2018 meeting, distributed a picture of a 12' x 24' carefree building, located away from the road, to be used as a coffee room. He will use 96 square feet of the building for the coffee roaster. Mr. Ventres asked the Commission if they require Moodus Mud to come in for special exception or could it be an in office review. Discussion ensued and it was decided not to have Moodus Mud come in, but for Mr. Ventres to have an office interview.

7. Public Hearing 8:00 pm

Mr. Matthews read into the record -

Continued - Application #18-11 - Town of East Haddam, 1 Plains Road, Special Exception review for a public improvement of athletic fields. Assessor's Map 56, Lot 38.

Mr. Curtin noted for the record that Mr. Pettinelli will act on behalf of Mr. Gubbins regarding this application.

Mr. Kevin Grindle, P.E. of Anchor Engineering Services, Glastonbury, CT referenced the reduced size map of the athletic fields that was handed out to the Commission.

Mr. Curtin asked Mr. Grindle to clarify the 135 foot wide, level grass spreader located below the detention basin.

Mr. Grindle explained how the water would flow through the grass spreader to a 6 foot grass berm before dispersing into a wooded area.

Mr. Pettinelli stated that it is nearly impossible to keep a grass spreader level and that if there is a frost or any disruption to the grass spreader that area would no longer drain properly. He suggests a 6" concrete curb buried to the height of discharge area instead of grass. Mr. Curtin agreed with Mr. Pettinelli.

Mr. Curtin stated that he walked the site prior to the meeting. He noted that there are three seasonal stream outlets on the west side of the site. Discussion ensued about the flow of the rain run off from the Municipal Complex through the adjacent properties and over Rte 149. Mr. Ventres has a historic perspective of the amount of water run off from this site, therefore insisted that an oversized detention basin be installed to collect and slow the disbursement of water. Mr. Curtin noted that once the site is

approved, there will be direct pipe discharges that will drain into the detention basin. He is concerned that the detention basin could operate effectively.

Mr. Grindle and Mr. Ventres explained how they calculated the amount of water the oversized detention basin could retain. Mr. Grindle stated that there should be significant decrease of water flow into the spreader. Discussion ensued between Mr. Curtin, Mr. Ventres, Mr. Pettinelli and Mr. Grindle regarding water infiltration.

Mr. Pettinelli asked at what point during a storm event did the level spreader engage. Mr. Grindle stated that all storms discharge into the level spreader. Mr. Pettinelli asked for the discharge calculations for a 2, 10, 25 and 100 year storm stated for the record. Mr. Grindle proceeded to state the discharge calculations for the record. Discussion ensued about modifying the detention basin outlets and maintenance of the whole system to keep it flowing effectively.

Mr. Curtin asked about the empty drum containers that are on site. Mr. Ventres explained that the abandoned building will be demolished and the empty drums and empty oil tank will be removed from the site. Mr. Ventres stated there is no record of oil in the tank from the building records. When he inspected the site he did not see oil spilled on the concrete floor or smell oil. Mr. Curtin stated that as the construction of the fields proceed any debris uncovered will be properly removed.

Mr. Thomas asked Lisa Conroy, East Haddam Recreation Director, where the soccer nets will be stored. Ms. Conroy stated they will be stored in the basement of the Municipal Complex.

Mr. Curtin asked if there were any more questions.

Nancy Pinkus, an adjacent property owner, stated she is concerned that her well will not produce enough water if it is draining into the detention basin. Mr. Curtin and Mr. Pettinelli explained how the detention basin will slowly disperse the water into the ground instead of it running over the land without infiltrating the ground. She asked if the detention basin will have a fence around it for the protection of child or animal. Mr. Grindle explained the sides are sloped and they could easily get out. Mrs. Pinkus stated she is not in favor of the fields, she likes the woods as a natural habitat, and that the fields will require maintenance.

Mr. Gillis is concerned about the amount of trucks that will haul fill into the site. Discussion ensued. Mr. Curtin and Mr. Grindle estimate 750 trucks at 25 to 50 trucks per day for a 4 week period, weather permitting.

Mr. Curtin questioned the capacity of the existing Municipal Complex septic system. Mr. Ventres clarified the potential usage of the septic system.

Mr. Curtin asked about the swail style catch basin behind the Emergency Service building. Discussion ensued. Mr. Ventres stated at the time of construction there will be a permanent catch basin installed behind the East Haddam Emergency Service building to divert water run off to the detention basin.
Mr. Curtin asked if there are any more questions.

Motion was made by Mr. Thomas to close the Public Hearing. Mr. Pettinelli seconded the motion and it passed by unanimous vote.

It is noted that Mr. Mathews, Mr. Salicrup, and Mr. Gubbins abstained from voting on this application as they did not attend the first public hearing.

Motion was made by Mr. Gillis to approve Application #18-11 Town of East Haddam, 1 Plains Road, special Exception Review for a public improvement of athletic fields. Assessor's Map 56, Lot 38 with the following conditions:

- 1. The Level Spreader to be a concrete spill-way with an embedded concrete curb.**
- 2. A note on the site plan that if any debris is uncovered it will be properly removed.**
- 3. A note on the site plan to utilize a construction access road from Rte 149.**
- 4. Conditions noted in the East Haddam Inland Wetlands Water Course application.**
- 5. Conditions noted by Mr. Brian Curtis, PE of Nathan I. Jacobson & Associates, Inc.**

Motion seconded by Mr. Thomas, and it passed by unanimous vote.

8. ZEO REPORT:

Mr. Ventres stated the Church of Christ will have a revival at the Johnsonville Chapel, on Sunday, September 16, 2018.

Mr. Curtin asked about the Laurel Cove Road property site plan regarding a rain garden outlet. Mr. Ventres explained the latest developments of that site.

Mr. Gillis asked when construction will begin for the Bridge over the Devil's Hopyard Waterfalls. Mr. Ventres stated some time in 2019.

Mr. Pettinelli asked if there were any complaints about the Smith Farm venue. Mr. Ventres said no.

Mr. Gubbins asked if there were any complaints regarding noise variance at the Sanctuary. Mr. Ventres stated he received a call about loud music but there was no police report filed.

9. ADJOURNMENT:

Motion by Mr. Gillis to adjourn at 8:50 p.m. Motion seconded by Mr. Mathews, and it passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary