

**PLANNING AND ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
October 9, 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: Crary Brownell (Chairman), James Curtin (regular member), Kevin Matthews (regular member), Harvey Thomas (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), Joe Zaid (alternate member), and Richard Pettinelli (alternate member) who arrived at 7:20 p.m.

COMMISSIONERS ABSENT: None

OTHERS PRESENT: Jim Ventres - Land Use Administrator and Bob Casner - Economic Development Chairman

3. MINUTES: The September 25, 2018 minutes were accepted with the following amendments:

- A. Page 3, Paragraph 2, delete: The consensus is that by increasing local business, constraints will be reduced.
- B. Page 3, Paragraph 4, add: Development of the corner parcel **will be affected** should the state install a traffic circle.

4. BILLS: None

5. LOT LINE REVISION

A. New - #18-14 Sam Peckham and Wyley Peckham, Tater Hill Road (lot) and 30 Babcock Road, lot line revision. Assessor's Map 13, Lots 19 and 15.

Mr. Ventres distributed copies of the map to the Commission for review. Discussion ensued describing what will be done to revise the two lots. It is noted that the Peckham's have reasonable and clear intentions for their property line revision.

Motion by Mr. Gillis, seconded by Mr. Thomas to approve application #18-14 Sam Peckham and Wyley Peckham, Tater Hill Road (lot) 30 Babcock Road, lot line revision, Map 13, Lots 19 and 15. Motion carried with unanimous vote except Mr. Curtin, who abstained.

**Motion made by Mr. Gubbins to change the order of business, seconded by Mr. Zaid.
Motion carried by unanimous vote.**

6. ZEO REPORT

Mr. Ventres distributed copies of Mr. Casner's 382 Town Street, site elevation plan numbered A-2.1 by Fellner Architects for review, per the Commission's request September 25, 2018.

Mr. Ventres stated he received a neighbor's complaint of a loud wedding reception being held at a house on Rte 156, East Haddam. The house was rented through Air B&B. Mr. Ventres stated that there is an allowed use zoning regulation for houses and cottages to be rented for temporary use in East Haddam.

Mr. Gillis asked about the September 25, 2018 storm damage resulting from a record 8" rainfall in twelve hours. Mr. Ventres stated that there was extensive damage to numerous town roads, bridges, commercial, and residential properties. Mr. Curtin stated that there is a huge hole in the ground from a rain wash-out near the American Legion property on Neptune Avenue. Mr. Brownell added that an estimated 15,000 square yards of material washed away from that site. Discussion ensued and it was concluded that repairs to the town infrastructure will take months to complete.

7. DISCUSSION:

A. Revitalization Committee - Mr. Curtin stated that the September 26, 2018 Revitalization Committee meeting held at the Municipal Complex had approximately 50 people in attendance. Mr. Casner, Economic Development Chairman, agreed with Mr. Curtin, that the notification in the town newspaper was successful, resulting in a well attended meeting. Mr. Curtin stated that various people respectfully expressed their ideas and concerns, both verbally and in written form at the meeting. He stated that there were many broad and viable ideas received about the old town hall site. Some people expressed their concern about possibly losing the riverfront property to resale. It is considered the crown jewel of East Haddam Village area.

Discussion ensued about how the plans for the East Haddam Village property evolve for approval. Mr. Curtin stated that the Revitalization Committee represents the town's people and what is best for East Haddam and does not devise site development plans. He stated the committee will consider all site development proposals, then based on suggestions from the town's people, the committee will recommend the best options to the First Selectman for review. Mr. Ventres stated he will be writing out a request for proposal on the old town hall site to solicit additional ideas.

Mr. Ventres informed the Commission that the State of Connecticut Economic Development agency notified him of a Brownfield Grant opportunity for the old town hall site. He will submit the grant application by October 30, 2018. Notification of the grant award will be given by December 2018.

B. Plan of Conservation and Development - Mr. Ventres submitted an insert to be included with the town newspaper to inform the public of the Monday, October 29, 2018 Plan of Conservation and Development presentation. It will be coordinated by Mr. Zuba of Milone and MacBroom Consulting. This event will be held in the gym at the Municipal Office Complex, 1 Plains Road, East Haddam. Mr. Ventres stated that 5000 fliers will be sent out via the newspaper.

Regarding the Town Street option for conservation and development, Mr. Casner remarked on the success of the recent 3rd annual Fall Festival that encompassed the Town Street area of East Haddam. Thirty two businesses participated in this event. He stated that the Lions Club held an apple festival at the town Grange Hall. A Touch-a-Truck event was held at the Municipal Office Complex. He estimated 500 visitors to Staehly Farm and Winery and 200 visitors to Connecticut Landmarks Palmer-Warner House. Mr. Casner stated it was the first time in twelve years that the Palmer-Warner House was open to the public. He stated that Two Wrasslin' Cats Coffee House and the Town Tavern were very busy with customers as well. People had the option of taking a shuttle bus from the East Haddam Historical Society or the Railroad station to get to the local attractions. Mr. Casner said the Economic Development Committee advertised for this event and that each year more businesses participate. He is very pleased with the success of this year's Fall Festival.

Mr. Brownell asked Mr. Ventres which town departments have not yet responded to the Plan of Conservation and Development goals and objectives. Discussion ensued about the necessary data needed by the end of October from the Board of Education, Board of Finance, and the Economic Development Commission. Results obtained from the public presentation on October 29, 2018 will be included in Milone and MacBrooms conceptual plan to the Commission. In addition, Mr. Ventres will compile all data he receives from town departments and send a draft of the information to the Commission to discuss at the next Planning and Zoning meeting on November 13, 2018. The Commission will determine which goals and objectives they will proceed with for the final Plan of Conservation and Development 2018-2019.

Motion by Mr. Gubbins to adjourn at 8:25 p.m. Motion seconded by Mr. Gillis and it passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary