

**PLANNING AND ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
October 23, 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), James Curtin (regular member), Harvey Thomas (regular member), Bernard Gillis (regular member), Ed Gubbins (regular member), and Joe Zaid (alternate member).

COMMISSIONERS ABSENT: Kevin Matthews (regular member), Louis Salicrup (regular member), and Richard Pettinelli (alternate member).

Mr. Brownell appointed Mr. Zaid to vote for Mr. Matthews this evening.

OTHERS PRESENT: Jim Ventres - Land Use Administrator, Rob Smith- Selectman, and Bob Casner - Economic Development Chairman

3. MINUTES: The October 9, 2018 minutes were distributed to the Commission and tabled until the next meeting.

4. BILLS:

Milone and MacBroom Consulting invoices for: August \$2,450.00, September \$6,150.00

**Motion made by Mr. Curtin, seconded by Mr. Gubbins to pay the bills as presented.
Motion passed by unanimous vote.**

5. DISCUSSION:

A. Plan of Conservation & Development

The Commission decided to table discussion of POCD until the next meeting scheduled for November 13, 2018. They request to include Mr. Zuba of Milone and MacBroom and the data from the public workshop held on October 29, 2018 at the Municipal Office Complex.

B. Potential Regulation Change to the IG-2 Zone and Proposed New IG-3A Zone.

Mr. Ventres distributed a letter dated October 16, 2018 in reference to Zone Change IG-2 District to the Commission from Mr. Casner of the East Haddam Economic Development Commission to Mr.

Brownell, of Planning and Zoning Commission. Mr. Casner's letter included a copy of a letter from Shagbark Lumber & Farm Supplies, Inc. dated September 6, 2108, including a 2016 Arial view map of Shagbark's property, located at the corner of Mt. Parnassus Road and Rte. 82 in East Haddam.

The letter stated in part: “Shagbark would like to extend the current IG-2 District of the 21 Mount Parnassus Road property east to the northerly and westerly sides of the Eversource right of way/easement”. (See Map Attachment).

Discussion ensued about the driveway entrance/exit, the topography of the site, the potential construction of a 10,000 square foot building and the type of storage that is allowed under the Eversource easement, if the zone change is allowed.

Mr. Casner stated that the EDC voted unanimously to support this request because it fits into their long term goal to establish a new industrial park in the Four Corners area of Rte 82/Rte 151/Mt. Parnassus Road.

Mr. Gillis requested a field walk and a conceptual plan of the site before an application is submitted for the zone change.

Mr. Zaid is concerned that East Haddam is expanding too heavily into Industrial use, moving away from its rural character.

Mr. Smith suggests clarification of the proposed IG-2 and IG-3A use on the site map.

The Commission will meet for a site walk on Sunday November 3, 2018 at 9:30 am. Mr. Ventres will distribute current topography maps at the time of the site walk.

**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 a copy of an email he received from Jen Taylor about a “disturbing incident at the Sanctuary” on October 20, 2018. A police report was filed.

Mr. Ventres stated that an application for a grant to help re-mediate the Brownfield at the old Town office site will be completed by October 30. 2018.

Motion by Mr. Gubbins to adjourn at 8:21 pm, seconded by Mr. Curtin and it passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary