

**PLANNING AND ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
January 8, 2019  
(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), Ed Gubbins (regular member), Joe Zaid (alternate member), Richard Pettinelli (alternate member)

**COMMISSIONERS ABSENT:** Crary Brownell, Chairman

Vice-Chairman Curtin appointed Mr. Zaid to vote in Chairman Brownells place.

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

**3. MINUTES** The December 12, 2018 minutes were accepted with the following amendment:

5. ACKNOWLEDGEMENT: "Motion by" - change Mr. Harvey to Mr. Thomas

**4. BILLS**

East Haddam News - \$250.00, Milone & MacBroom Consulting - \$3,600.00, Suburban Stationary - \$117.77, Halloran and Sage - \$37.00

**A motion was made by Mr. Thomas to pay the bills as presented. The motion was seconded by Mr. Gubbins and passed by a unanimous vote.**

**5. SITE PLAN REVIEW**

**A. New - #18-16 Toni Marie Dumaine, 9 Berry Road, Site Plan Review for a seasonal to year round conversion. Map 67 Lot 110.**

Mr. Ventres stated that the certified notifications to adjacent property owners of 9 Berry Road were not mailed out in time for tonight's meeting. He asked for a continuation for this site plan review at the next Planning and Zoning meeting scheduled on January 22, 2019.

**A motion was made by Mr. Thomas to continue this site plan review until the next Planning and Zoning meeting. The motion was seconded by Mr. Gillis and passed by a unanimous vote.**

**A motion was made by Mr. Gubbins to change the order of business. The motion was seconded by Mr. Matthews and passed by a unanimous vote.**

## **6. DISCUSSION**

**A. Economic Development Commission** - Mr. Casner introduced Sue Smith as the new administrator for the Economic Development Commission (EDC). Ms. Smith has experience in working for corporate and nonprofit businesses. She recently resigned her position as co-chairwoman of the EDC to take on this the roll of administrator. She will assist the EDC in cultivating successful new businesses and tourism in East Haddam.

Mr. Casner distributed an overview map for a proposed 3.2 mile public walkway from the Nathan Hale School House, through the old town hall site, then south along the Connecticut River to Gillette Castle State Park. Mr. Casner is requesting formation of a committee consisting of members of the Economic Development Commission, the Planning and Zoning Commission, and the Conservation Commission to identify East Haddam's riverfront property to retain and develop. The new committee will then present the walkway plan to adjacent property owners and various town organizations for approval. Discussion ensued about how the walkway will meander along the riverfront properties. Mr. Casner stated that the Economic Development Commission will recommend this revitalized walkway plan be included in the 10 year goal of the 2018/2019 Plan of Conservation and Development.

Mr. Gillis stated he was asked by Mr. Brownell to sit on the new committee that will oversee East Haddam village development. Mr. Gillis indicated that he will gladly volunteer.

Mr. Casner proceeded to inform the Planning and Zoning Commission of the Five Town Economic Development Committee, consisting of members of the Economic Development Commission's from Essex, Deep River, Chester, Haddam, and East Haddam. He stated that the Economic Development Commission representative from Eversource and the Connecticut River Gateway Commission (COG) will also the Five Town Economic Development Commission meetings. The main objective of this committee is to seek grant funding to enhance tourism within the Five Town radius. Mr. Casner stated that the Valley Railroad aka Essex Steam Train and Riverboat, is eager to work with the Five Town Economic Development Commission to coordinating a shuttle for tourism to the five towns. Mr. Casner explained the importance of establishing transportation from the Eagle Landing parking lot to various attractions in Haddam and East Haddam. Discussion ensued about applying for permits to use the state owned Eagle Landing parking lot as a destination for tourists to access other means of transportation to the five towns.

Mr. Gubbins inquired about including Steady Habit Brewing Company in the shuttle loop. Mr. Casner agreed, explaining that East Haddam needs more businesses that appeal to tourism. Mr. Casner added that Gillette Castle drew 10,000 people in December alone. Also, each year an estimated 250,000 people turn the corner of Town Street and River Road to drive to Gillette Castle.

Mr. Casner showed the commission a diagram of the four corner area of town and explained that Nemergut Consulting designed a walkway to connect Shagbark Lumber, Town Tavern, and Millers Pond. Discussion ensued about future redesign of this intersection and the importance of informing the

Connecticut Department of Transportation (CT DOT) of East Haddam's desire for this area of town. Mr. Casner stated that the Economic Development Commission will meet with CT DOT representatives to discuss East Haddam's long term goal for the four corners intersection. Mr. Ventres will draft an endorsement letter for Planning and Zoning Commission Chairman Brownell's review to present to the CT DOT representative.

Mr. Casner stressed the importance of the new committee of members from the Economic Development Commission and Planning and Zoning Commission to work together to establish a plan of development for the mixed use redesign of the four corner intersection. He explained that now is the time to design conceptual development plans to submit to the 2018/2019 Plan of Conservation and Development and to ultimately present to the public for review. Further discussion on the conceptual plans will take place at the next Planning and Zoning Commission meeting scheduled for Tuesday, January 22, 2019. Mr. Ventres stated that he reserved the gym at the Municipal Complex on Wednesday, February 13, 2019 for a public workshop on the proposed 2018/2019 Plan of Conservation and Development.

## **7. Public Hearing**

### **A. New - #18-15 - John Paul Garcia (agent), East Haddam Fish and Game Club (owner), Wickham Road, Special Exception Review for the construction of a clubhouse and other associated facilities. Map 77, Lot 5.**

Mr. Garcia presented certified mail receipts to Mr. Ventres for the adjacent property owners. He proceeded by referencing the proposed site plan of East Haddam Fishing and Game Club (C-1, C-2, C-3, 10/26/2018-11/1/2018). Mr. Garcia described the proposed site plan explaining the intentions of the club's use of the property. Discussion ensued about updating the existing 12' wide logging road to current regulations to access the site, the accessibility for emergency vehicles, lighting on the building and parking area and the identity of the adjacent property owners to clarify the location of the Club. Mr. Garcia answered and clarified commission members questions.

Mr. Matthews inquired about a sign at the driveway entrance. Mr. Garcia stated that there will be a small sign that will be approved by the Land Use office.

Mr. Ventres read the following letters into record:

Cloverdale Farm Associates, LLC in favor of the new site for East Haddam Fishing and Game Club. East Haddam Inland Wetlands Commission stating that the site meets the commission's criteria. Chatham Health District stating that they have no objections but require that the East Haddam Fishing and Game Club adhere to the conditions listed in the letter.

There were no comments from the public.

**A motion was made by Mr. Gubbins to close the public hearing. The motion was seconded by Mr. Matthews and passed by unanimous vote.**

**A motion was made by Mr. Thomas to approve application #18-15 - John Paul Garcia (agent), East Haddam Fish and Game Club (owner), Wickham Road, Special Exception Review for the construction of a clubhouse and other associated facilities. Map 77, Lot 5 with the conditions listed in the Chatham Health District letter and that the signage and lighting on site will be approved by the Zoning Enforcement Officer before a certificate of occupancy is submitted. The motion was seconded by Mr. Gillis and passed by unanimous vote.**

## **8. ZEO REPORT**

Mr. Ventres distributed a 2018 Smith Farm Gardens Annual Report listing the dates, time, and number of guests that attended events at their facility. He noted that there were no complaints filed and the facility is compliant with the zoning regulations. Mr. Gillis stated he witnessed the improvement of the facilities parking area located near the field and that they did a nice job installing it.

Mr. Ventres stated that he received notice that Banner Lodge property is up for auction. Discussion ensued about the potential use of the property. Auction will be January 29, 2019.

Mr. Ventres distributed copies of Colchester's proposed signage regulation changes.

Mr. Ventres stated there will be an all day seminar at Wesleyan University on land use issues on March 23, 2019. He suggests that any Planning and Zoning Commission members who have not attended this seminar in the past try to attend because it is very informative.

Mr. Curtin asked about the Shadybrook site. Mr. Ventres stated an engineer has not been hired to design future development on this site.

Mr. Gillis asked about the Johnsonville site. Mr. Ventres stated there is nothing new to report.

**A motion was made by Mr. Gubbins to adjourn the meeting at 8:50 pm. The motion was seconded by Mr. Matthews and passed by a unanimous vote.**

Respectfully submitted,

Toni Marie Dumaine  
Recording Secretary