

**PLANNING AND ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
January 22, 2019  
(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), Joe Zaid (alternate member), and Richard Pettinelli (alternate member)

**COMMISSIONERS ABSENT:** Ed Gubbins, (regular member)

Mr. Brownell appointed Mr. Pettinelli to vote in Mr. Gubbins place.

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

**3. MINUTES:** The January 8, 2019 minutes were accepted with the following amendments:

Page 2, 4<sup>th</sup> paragraph, delete - Connecticut River Gateway Commission  
4<sup>th</sup> paragraph, add - Connecticut River Council of Government (COG) will also attend  
4<sup>th</sup> paragraph, change coordinating to coordinate

**4. BILLS:** East Haddam News - \$33.00, Milone & MacBroom Consulting - \$2,400.00

**A motion was made by Mr. Pettinelli to pay the bills as presented. The motion was seconded by Mr. Matthews and passed by an unanimous vote.**

**5. SITE PLAN REVIEW**

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

Mrs. Dumaine, the Planning & Zoning Commission recording secretary, removed herself from the meeting while the site plan was discussed.

Roger Nemergut of Nemergut Consulting presented certified mail receipts to Mr. Ventres.

Mr. Ventres distributed to the Commission copies of the site plan of 9 Berry Road.

Mr. Nemergut referenced the site plan dated January 26, 2018 for seasonal conversion to year round use. He proceeded to explain in detail that the site meets all zoning regulations for conversion. He stated that the Chatham Health District approved the B100a application. Mr. Nemergut stated that the existing septic tank is located within the 75 foot protective radius of the well location, therefore the septic tank has to be moved. He described where the new septic tank will be installed. Mr. Nemergut explained that there are no plans to modify the existing structure and that other than the relocation of the septic tank it is a straight forward conversion.

Mr. Ventres read into the record a letter dated January 8, 2019 from sanitarian Jim Karrenberg of the Chatham Health District, approving the B100a building conversion application.

Mr. Pettinelli questioned the location of the dry well. Mr. Nemergut clarified the location.

Mr. Curtin asked if the brick wall on the site plan was a retaining wall. Mr. Nemergut said it is not.

**Mr. Brownell opened the meeting to the public for comments.**

Erling Johnson of 17 Berry Road stated he welcomes the Dumaine's as year round residents.

Kerry McRae of 12 Berry Road stated she has known the family for many years and is excited to have them as year round residents.

**A motion was made by Mr. Curtin to approve application #18-16 - Toni Marie Dumaine, 9 Berry Road, Site Plan Review for a seasonal to year round conversion, Map 67, Lot 110 with the condition that the septic tank be moved to proper distance from the well. The motion was seconded by Mr. Gillis and passed by unanimous vote.**

## **6. DISCUSSION**

**A. Economic Development Commission general discussion** - Mr. Casner, Economic Development Chairman, distributed to the commission a report that lists economic growth topics to implement before the final draft of the Plan of Conservation and Development master plan is complete.

Mr. Casner stated that Gillette Castle State Park receives 250,000 visitors per year and that the town has the opportunity to capitalize on this volume of tourists by developing a destination attraction near the four corner area of town. Discussion ensued on the installation of signage to efficiently direct traffic throughout East Haddam.

Mr. Casner expressed the importance for East Haddam to improve its infrastructure in order to be more business friendly. He stated that surrounding towns have water and sewer systems readily available for new businesses. Infrastructure is significant to prospective real estate investors.

Mr. Casner proceeded to discuss the fact that East Haddam Village will prosper in the next ten years and stressed the importance of establishing a master plan for development. He added that the master plan should include the redesign of roads, parking areas and sidewalks to tie in all areas of the village. Mr. Casner stated that the Economic Development Commission would like to see development of a

warm, inviting, walkable village for people to visit. He suggests coordinating a meeting with Goodspeed Musicals so they can contribute to the village master plan.

**B. Plan of Conservation & Development** - Mr. Zuba of Milone and MacBroom Consulting distributed a draft report of “action items” that he requires additional data to complete the final Plan of Conservation & Development 2018/2019 report. Mr. Zuba proceeded to discuss various topics for clarification. Discussion ensued about the quarterly Events magazine verses the weekly East Haddam News newspaper, the quality of social services, school configuration and emergency service management.

Mr. Ventres will meet with Mr. Zuba to streamline the action items for the final report.

Discussion ensued about including the Lower Connecticut River Economic Development Commissions (5 town’s Economic Development Commissions) plans in the Plan of Conservation & Development 2018/2019 master plan. Mr. Zuba stated that the inclusion of the plans would elevate prospective state or federal funding for future projects.

Mr. Curtin recommends to have the 5 towns of the Lower Connecticut River Economic Development Commission’s - East Haddam, Haddam, Chester, Deep River and Essex, listed in the report.

Mr. Brownell, also a member of the Connecticut River Gateway Commission, stated that the Gateway Commission would like to promote their existence to the Lower Connecticut River Economic Development Commission. Gateway has funding available for advertisement that could be affiliated with economic and recreational activities. Mr. Brownell recommends that Mr. Casner attend the next Gateway Commission meeting to discuss hiking trails throughout the river valley.

Ms. Smith added that she will meet with representatives from Connecticut Tourism to help create informative websites and area tourism maps.

Discussion continued regarding the action items report:

Mr. Gillis asked about the expansion of the Moodus green. Mr. Ventres stated that the town is responsible for removing the road on the east side of the green and installing a drainage system. A STEP grant application was submitted and denied due to the cost to install an extensive drainage system that would impact several properties along the Green.

Mr. Ventres stated that East Haddam has a dark sky regulation which lists all approved lighting for conservation purposes.

The clear cutting regulation is part of the Connecticut River Gateway Commissions regulations, therefore it must be included in East Haddam's Plan of Conservation and Development report.

It was determined that the State Department of Transportation should install signage along Town Street and River Road to effectively direct traffic to the Wolf’s Den Campground, Gillette Castle State Park, and the frisbie golf site. Also, visitor center guides should be posted on select properties throughout East Haddam.

Moodus has to address the zoning specifications of select contaminated buildings so the sites are available for resale or to be re-purposed for future use. It will also benefit Moodus Village to establish a beautification program.

Mr. Thomas recommends to have the Economic Development Commission and Goodspeed Musicals master plan of development be included in the final Plan of Conservation and Development 2018/2019 report.

Mr. Casner recommends revisiting the Sunrise Resort property by requesting the public's and the State of Connecticut's opinion on the sites potential.

Mr. Zuba will coordinate a second public workshop on Wednesday, February 13, 2019 at 7:00 p.m. in the Gym at the Municipal Office Complex. He will attend the Tuesday, February 26, 2019 Planning & Zoning meeting to discuss results of the workshop.

## **7. ZEO REPORT**

Mr. Ventres reviewed the grant application for the sidewalk on the Swing Bridge to determine why the town was denied. He noted that the swing bridge application did receive a “recommended” score overall but may not get another chance for federal funding due to the federal budget deficit. Mr. Ventres stated that East Haddam requested eighteen million dollars out of the available thirty million dollars allocated for Connecticut. He stated that the Stamford Train Station received most of the monies. He stated that the application lacked innovation for the sidewalk and needed more information on the submitted environmental study.

**A motion was made by Mr. Matthews to adjourn the meeting at 8:45 p.m. The motion was seconded by Mr. Curtin and passed by a unanimous vote.**

Respectfully submitted,

Toni Marie Dumaine  
Recording Secretary