

**PLANNING AND ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
April 23, 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 (Vice Chairman), Harvey Thomas, (regular member) Bernard Gillis (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), and Joe Zaid (alternate member),

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

Mr. Brownell appointed Mr. Zaid to vote in Mr. Matthews's place.

OTHERS PRESENT: Jim Ventres - Land Use Administrator, Bob Casner, Chairman - Economic Development Committee, Rob Smith – Selectman, and eight members of the public.

3. MINUTES: The April 9, 2019 minutes were accepted as amended:
ZEO REPORT, last paragraph, change access to assess.

4. BILLS: Milone & MacBroom Consulting - \$2400.00

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

5. ACKNOWLEDGMENT:

A. #19-04 - 29 Daniels Road, Winthrop H. Jr. & Carolyn Guptill Trustee, Re-Subdivision of 2 lots, Assessor's Map 37, Lot 72.

Mr. Ventres distributed to the commission copies of a Record Subdivision Map, Thomas E. Metcalf, P.E. L.S. and Richard W. Gates, Land Surveyor, January 15, 2019. Mr. Ventres requested a public hearing to be scheduled.

A motion was made by Mr. Curtin to schedule a public hearing for May 28, 2019. The motion was seconded by Mr. Zaid and it passed by unanimous vote.

B. #19-05 - Commerce Drive - Scully Land Development, LLC, Special Exception Review to construct a commercial building for warehouse and retail as an accessory use. Assessor's Map 27, Lot 66.

Mr. Ventres distributed to the commission copies of an Improvement Location Survey Plot Plan, Richard F. Mihok, P.E. Consulting Engineer, April 5, 2019. Mr. Ventres requested a public hearing to be scheduled.

A motion was made by Mr. Brownell to schedule a public hearing for May 28, 2019. The motion was seconded by Mr. Salicrup and it passed by a unanimous vote.

C. #19-06 - 40 Johnsonville Road, Iglesia Ni Cristo Church of Christ, Special Exception review to convert an existing 5 bedroom residence into a religious seminary. Assessor's Map 27, Lot 182.

Mr. Ventres distributed to the Commission copies of the following: a Site Plan & Erosion and Sediment Control Plan, Proposed Seminary Building Conversion, Nemergut Consulting, April 19, 2019, an application for Site Plan/Special Exception Review including a statement of use from Iglesia Ni Cristo Church of Christ, April 16, 2019, a list of adjacent property owners and a Proposed Elevations for Seminary at Johnsonville, Fellner Architects, November 12, 2018. Mr. Ventres stated that the Inland Wetlands Commission will visit the site before the public hearing.

Mr. Gillis asked for the house location on Johnsonville Road. Mr. Brownell stated it is the house located to the right of the waterfall. Mr. Ventres requested a public hearing to be scheduled.

A motion was made by Mr. Brownell to schedule a public hearing for May 28, 2019. The motion was seconded by Mr. Curtin and it passed by unanimous vote.

6. DISCUSSION:

A. Plan of Conservation and Development

Mr. Ventres distributed to the commission copies of a draft report of the Town of East Haddam Plan of Conservation and Development 2019-2029, April 22, 2019. Mr. Gillis requested a concise executive summary of the Plan of Conservation and Development 2019-2029 report. Mr. Thomas agrees with the request. Mr. Ventres stated that a meeting is scheduled with Mr. Zuba from Milone & MacBroom Consulting on Tuesday, April 30, 2019 at 7:00 p.m. at the Municipal Office Complex, meeting rooms 1 and 2.

7. ZEO REPORT:

1. Mr. Ventres stated that the East Haddam Fish and Game Club requests a ninety day extension for their new site Mylar filing.

A motion was made by Mr. Thomas to extend the Mylar filing for an additional ninety days. The motion was seconded by Mr. Gubbins and it passed by unanimous vote.

Mr. Brownell referenced the recent Board of Selectman minutes regarding extending the Smith Road Cemetery. Discussion ensued about the availability for additional, qualifying land for a cemetery. Mr. Ventres stated that this subject is included in the 2019-2029 Plan of Conservation and Development. Mr. Ventres will draft a letter to the Board of Selectmen with his recommendations.

Mr. Gillis asked for an update on the revised 10.2 Accessory Uses and Buildings regulation. Mr. Ventres stated he did not receive a response from Attorney Willis.

Mr. Ventres stated that the Build Grant for the cantilever walkway over the swing bridge must be completed by June 15, 2019. If the grant is awarded, the design bid for the cantilever walkway will be due by Summer of 2020. ???

Discussion ensued about the scheduled repair work to begin in the year 2020 on the Arrigoni Bridge in Portland. Once the Arrigoni bridge is complete, repair work will begin on the East Haddam swing bridge estimated to begin in the year 2021. Mr. Casner, Economic Development Commission Chairman stated that he is meeting with members of the River Commission of Governments and the Middlesex Chamber of Commerce to devise a traffic flow plan for the duration of the repair work on the swing bridge. Mr. Casner is proactive in protecting area businesses during the bridge repair work.

Mr. Gillis questioned who is responsible for the Three Bridges Academy school house. Mr. Ventres stated it is privately owned.

A motion was made by Mr. Gillis to take a five minute break at 7:55 p.m. The motion was seconded by Mr. Curtin and passed by unanimous vote.

8. PUBLIC HEARING 8:00 p.m.

A. New - #19-03 - 21 Mt. Parnassus Road, Shagbark Farm & Lumber, special exception review to construct a 100' x 45' commercial building. Assessor's Map 27, Lot 91

Mr. Curtin excused himself from this public hearing.

Mr. Ventres distributed to the commission copies of a Proposed Commercial Building Site Plan & Erosion and Sediment Control Plan, Nemergut Consulting, April 12, 2019 and a Plans, Elevations, & Building Area Calculation, Fellner Architects, March 1, 2019.

Mr. Nemergut presented green certified mail receipts to Mr. Ventres.

Mr. Nemergut proceeded to explain changes made to the 124 acre special exception approved map from eight years ago. He described where the new, detached building to the east will be built in line with the existing retail building. Mr. Nemergut explained that the new building will have a separate water line from the existing well and a separate septic tank and pump chamber using the existing leaching field. He stated that the Chatham Health District approved this plan but the State of Connecticut has not approved it. Once the State of Connecticut approves two buildings to use one septic system, the plan will be re-submitted for review by the Planning and Zoning Commission.

Mr. Nemergut continued to explain that the plan depicts sixty, 9' x 18' parking spaces in front of the buildings which meet regulation. He stated that more parking is available in the back of the buildings, if necessary.

Mr. Fellner of Fellner Architects described the floor plan of the new building. The building will be 100' long by 45' deep. A section of the first floor will be used for the Shagbark retail kitchen show room and the remaining space will be divided into two retail tenant spaces. The second floor will be divided as office space. Mr. Fellner stated that this will be the first Geo-Thermal building in the area to use net zero electricity for Heating, Ventilating and Air Conditioning.

Mr. Ventres read into record the following letters:

Inland Wetlands Commission approval dated April 12, 2019.

Chatham Health District review stating that an exemption will be needed from the State of CT dated March 18, 2019.

Mr. Thomas asked for signage location for the tenants. Mr. Fellner described the signage locations.

Mr. Gillis asked for access door location for the second floor. Mr. Fellner explained the door and stairway will be accessed in the rear of the new building.

Mr. Brownell opened the hearing to the public.

Mr. Casner, EDC stated that this project is exactly what the Economic Development Commission is hoping for adding that East Haddam needs more taxable business properties. Shagbark Farm & Lumber is a perfect example.

Mr. Joe Sina of Mt. Parnassus Road asked what type of retail business is planned for the new building. Mr. Hunt of Shagbark Farm & Lumber responded that there is potential for Napa Auto Parts to be one of the tenants.

Ms. Julia Lombardo of Shagbark Farm & Lumber expressed that being the first Geo-Thermal, net zero electricity building in the area is noteworthy.

Mr. Rob Smith, of Boardman Road stated it is a great project, but is concerned about adequate parking for employees and customers. Mr. Nemergut explained that there is plenty of area in the rear of the building for additional parking.

Ms. Martha McLaud Tonucci of Mt. Parnassus Road expressed concern about the traffic near Shagbark Farm & Lumber. Mr. Nemergut explained that based on a survey conducted of Mt. Parnassus Road, there is not a traffic issue. Mr. Ventres concurred with Mr. Nemergut and stated that the site lines are flat and visible in front of Shagbark. He said it is a speeding issue.

Mr. Don Jandreau of Mt. Parnassus Road agrees that traffic is not Shagbark's problem, it is a speeding issue. He continued to clarify that Shagbark has three special events per year that increase traffic. Mr. Jandreau explained that Shagbark employees maintain the parking area on both sides of Mt. Parnassus Road.

Mr. Thomas suggests that at the time of Shagbark's special events, signs should be posted to direct patrons to additional parking in the rear of the building.

Mr. Gillis stated that as a rule, Shagbark's employees should park in the rear of the building. He suggests an affirmative approval for parking on Mt. Parnassus Road from the CT Department of Transportation.

A motion made by Mr. Thomas to continue this public hearing on Tuesday, May 14, 2019 at 8:00 p.m. at the Municipal Office Complex meeting rooms 1&2. The motion was seconded by Mr. Gillis and passed by unanimous vote.

A motion made by Mr. Gubbins to adjourn at 8:55 p.m. The motion was seconded by Mr. Zaid and passed by a unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary