

**PLANNING AND ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
May 14, 2019
(Not yet approved by the Commission)**

1. CALL TO ORDER: Mr. Matthews called the meeting to order at 7:20 p.m. at the Municipal Office Complex.

2. ATTENDANCE:

COMMISSIONERS PRESENT: Kevin Matthews (regular member), Bernard Gillis (regular member), Joe Zaid (alternate member), and Richard Pettinelli (alternate member)

COMMISSIONERS ABSENT: Crary Brownell (Chairman), James Curtin (regular member), Harvey Thomas (regular member), Louis Salicrup (regular member) and Ed Gubbins (regular member)

Mr. Matthews appointed Mr. Zaid to vote for Mr. Curtin and Mr. Pettinelli to vote for Mr. Brownell

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

3. MINUTES: The April 23, 2019 regular meeting minutes were accepted as amended:
ZEO REPORT, last paragraph, change Mr. Gillis to Mr. Curtin

The April 30, 2019 special meeting minutes were accepted as presented.

4. BILLS: None

5. ACKNOWLEDGMENT:

A. New - #19-07- 90 Maple Avenue, James A. Reilly (applicant), Ballek Realty Associates (owner), Special Exception Review for the addition of a portable food service unit. Assessor's Map 37, Lot 88.

Mr. Ventres distributed to the commission a copy of Mr. Reilly's Chatham Health Districts application and an aerial map of Balleks Garden Center, 90 Maple Ave. depicting the location of a portable food service unit. Discussion ensued in regards to Chatham Health's approval of mobile food service unit and the hours of operation. Mr. Gillis stated he knows James Reilly and will remain objective for this special exception review.

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

6. ZEO REPORT:

Mr. Ventres distributed to the commission a draft copy of 10.2.3 Accessory Dwelling Units. He explained that Attorney Willis reviewed this regulation and advised to delete [for purposes of this paragraph, no accessory building may be used for an accessory dwelling unless it is the only one of its type on the property, i.e., the only garage, the only barn, etc.] Mr. Gillis questioned what is considered a customary accessory building. Mr. Ventres reviewed the regulation to clarify examples of accessory buildings such as a garage, shed, gazebo or barn. Discussion ensued in regards to homeowners in a conservation subdivision who want to install a detached accessory building on their property. The commission discussed various scenarios for a detached accessory building that conforms to zoning regulations for an existing single family house. Mr. Gillis questioned if an existing septic system could be utilized for a detached building. Mr. Pettinelli stated that multiple detached structures need an exception from the State of CT Department of Health to use one septic system.

A motion was made by Mr. Pettinelli to schedule a public hearing for June 25, 2019. The motion was seconded by Mr. Gillis and passed by unanimous vote.

7. DISCUSSION

A. Plan of Conservation and Development - Mr. Ventres distributed to the commission a revised draft Plan of Conservation and Development, May 12, 2019. Mr. Matthews stated that commission members would like to continue on schedule with the sequential steps to adopt this Plan of Conservation and Development. Mr. Ventres stated he will send a copy to DEEP and the Board of Selectmen for comments. He will also post the May 12, 2019 draft to the municipal web site. A public hearing will be held in July, 2019.

A motion was made by Mr. Gillis to approve the Plan of Conservation and Development May 12, 2019 draft. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.

A motion was made by Mr. Gillis to take a ten minute break at 7:50 p.m. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.

8. PUBLIC HEARING 8:00 p.m.

A. Continued application- #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. Nemergut of Nemergut Consulting distributed a copy of the current parking lot diagram for Shagbark Farm & Lumber. He stated that at the first public hearing there were two conditions that had to be met for approval of the commercial building. One condition is the approval for a central sewage system on site. Mr. Nemergut stated an exception from the State of CT Department of Public Health was obtained for the sewage system. The second condition is the available parking spaces for Shagbark Farm & Lumber. Mr. Ventres distributed an aerial map of the Shagbark site. Mr. Nemergut proceeded to explain where additional parking is on site, across the street on Mt. Parnassus Road and the Lions Club ice skating rink parking lot. Mr. Nemergut gave examples of where patrons of local

businesses park on state roads concluding that parking on Mt. Parnassus Road is not an issue. He stated that Mr. Hunt of Shagbark Farm & Lumber plans to pave a new parking lot with striped 9' wide spaces creating sixty on-site parking spaces. Additionally, Mr. Hunt received written permission from the East Haddam Lions Club to utilize their parking lot for parking. Attorney Scott Jezek represents Shagbark Farm & Lumber and is a member of the East Haddam's Lions Club. He presented a letter to the commission that explains the agreement between the Lions Club and Shagbark Farm & Lumber. Attorney Jezek stated that members of the Lions Club voted unanimously to grant the right to Shagbark Farm & Lumber to park on their property for all purposes. He added that the Lions Club is in synergy with Shagbark Farm & Lumber as community supporters.

Discussion ensued in regards to the increased traffic on the three days per year that Shagbark Farm & Lumber hosts special events. Mr. Pettinelli expressed concern of the safety of pedestrians crossing Mt. Parnassus Road on special event days. He questioned if additional parking could be in the rear of Shagbark's property instead of on Mt. Parnassus Road. Discussion ensued in regards to the layout of the rear yard of Shagbark's property noting that it is a work zone for trucks and fork lifts and not safe for pedestrians. Mr. Ventres suggested to have traffic control on the three special event days. He gave examples of various town events such as a fair, tag sale, or church event that creates traffic issues and indicated that the CT DOT should recommend signage and traffic cones to post on special event days. Members of the commission agreed that signage and traffic cones should be posted on Mt. Parnassus Road for special event days.

Mr. Ventres read into the record a letter from the State of Connecticut Department of Public Health Notice of Exception, April 25, 2019 allowing a central sewage system for buildings on the Shagbark Farm & Lumber property.

A motion made by Mr. Pettinelli to close the public hearing. The motion was seconded by Mr. Gillis and passed by unanimous vote.

A motion was made by Mr. Gillis to approve a new #19-03 application for 21 Mt. Parnassus Road, Shagbark Farm & Lumber, special exception review to construct a 100' x 45' commercial building, Assessor's Map 27, Lot 91 with the condition that on special event days Shagbark Farm & Lumber will contact the CT Department of Transportation for approval to post traffic cones, signage and crossing guards on site. The motion was seconded by Mr. Zaid and passed by unanimous vote.

A motion was made by Mr. Pettinelli to adjourn at 8:20 p.m. The motion was seconded by Mr. Zaid and passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary

cc: N. Talbot