

**PLANNING AND ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
June 11, 2019
(Not yet approved by the Commission)**

1. CALL TO ORDER: Mr. Brownell called the meeting to order at 7:20 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), and Richard Pettinelli (alternate member).

COMMISSIONERS ABSENT: Kevin Matthews (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), and Joe Zaid (alternate member).

Mr. Brownell appointed Mr. Pettinelli to vote in place of Mr. Matthews

OTHERS PRESENT: James Ventres - Land Use Administrator

3. MINUTES: The May 28, 2019 regular meeting minutes were accepted as amended:

Pg. 2 Cemetery, last line: delete Mr. Gillis, add Mr. Brownell

Pg. 3 last sentence, add: on

Pg. 5 4th paragraph, add: lights will remain on during the night.

Pg. 6 last paragraph: delete fields, add pond.

Pg. 7 first paragraph: delete architect, add architecture.

4. BILLS: Halloran & Sage - \$92.50, Milone and MacBroom Consulting - \$1,200.00

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

5. ACKNOWLEDGMENT: None

6. DISCUSSION:

A. Plan of Conservation and Development - Mr. Ventres reported that he distributed a copy of the May 12, 2019 draft plan to the Board of Selectmen and to other relevant commissions. He also posted the Plan of Conservation and Development 2018/2019 draft plan to the Municipal website. The POCD adoption procedure is on schedule. The next Planning and Zoning Commission meeting to discuss the POCD with Mr. Zuba will be announced.

7. ZEO REPORT:

A. Mr. Ventres distributed to the commission the spring 2019 Connecticut Federation of Planning and Zoning Agencies quarterly newsletter. He informed the commission of the sober houses and reasonable accommodation regulation change.

B. Mr. Ventres distributed to the commission photographs of Launching Area Road, Upper Moodus Reservoir public boat launch parking lot and the entrance to the private road at Lakeside Dan's Bait Shop. The photos detail substantial flooding from a recent rain. Mr. Ventres stated that he issued an Inland Wetlands and Watercourse cease and desist order to Mr. Omara of Lakeside Dan's for filling in wetlands without a permit. Discussion ensued in regard to: the size of the drain pipe needed to resolve the problem, whether Mr. Omara is in violation of his site plan, could emergency vehicles access the private road, and what the response from the CT Department of Energy and Environmental Protection is. Mr. Ventres stated he contacted six officials at the DEEP and had not received a response as of today. Mr. Ventres stated he will talk with the Fire Marshal and the police department to verify emergency road access. The Inland Wetlands and Watercourse Commission was notified of the cease and desist order.

C. Mr. Ventres distributed to the commission a copy of Index to East Haddam Cemeteries compiled by Mr. Karl P. Stofko DDS, East Haddam Municipal Historian, February 27, 2009. Discussion ensued in regard to suitable land for burial plots and alternative internment options. Mr. Brownell indicated that commission members will explore reasonable areas for cemetery expansion. Mr. Ventres stated that soil data from the conservation service soil mapping will need to be analyzed at any cemetery site to determine suitability. It is noted that town open space has a conservation easement to remain as open space.

8. PUBLIC HEARING 8:00 p.m.

A. Continued - #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.

Mrs. Jodi Reilly attended tonight's hearing for her husband James Reilly. Mrs. Reilly did not submit the green certified mail receipts. She will deliver them to Mr. Ventres as soon as possible.

Mr. Curtin asked what the hours of operation will be. Mrs. Reilly stated Thursday through Sunday 9:00 a.m to 3:00 p.m. It is recommended by the commission to apply for hours of operation from 7:00 a.m. to 8:00 p.m. to allow for variation of business hours.

Mr. Brownell asked to describe the portable food service unit. Mrs. Reilly and Manager Jaime Gahrn described the converted shipping container as a generator powered kitchen. Mrs. Reilly stated that the Chatham Health District inspected and approved the portable food service unit.

Mr. Thomas asked if there is a sign for the unit. Mrs. Reilly described a 3' x 2' sign that will be posted near the roadside Ballak's Farm sign. It is a temporary, seasonal sign.

Mr. Brownell opened the hearing to the public.

Mr. Scott MacKinnon of Ballek's Farm stated that the food service unit is to compliment the Ballek's Farmers Market and Garden Center during the warm weather.

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

A motion was made by Mr. Curtin to approve application #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 with the conditions that the green certified mail receipts be presented to Mr. Ventres and the hours of operation are Thursday through Saturday 7:00 a.m. to 8:00 p.m. The motion was seconded by Mr. Gillis and passed by unanimous vote.

9. ADJOURNMENT

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

Respectfully submitted,
Toni Marie Dumaine