

**PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
July 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), Kevin Matthews (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), Joe Zaid (alternate member), and Richard Pettinelli (alternate member).

COMMISSIONERS ABSENT: Harvey Thomas (regular member).
Mr. Brownell appointed Mr. Zaid to vote for Mr. Thomas.

OTHERS PRESENT: James Ventres, Land Use Administrator, Emmett Lyman, First Selectman, Robert Casner, Economic Development Commission Chairman, Rob Smith, East Haddam Conservation Commission Chairman, Marilyn Gleeson, East Haddam Land Trust President, and 10 members of the public.

3. **MINUTES:** The June 25, 2019 minutes were accepted as amended:

Pg. 3, last line, delete Mr. Gubbins. Amend: The motion was seconded by Mr. Gubbins and passed by unanimous vote.

4. **BILLS:** Milone and MacBroom Consulting - \$1200.00 for the executive draft summary.

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

5. **ACKNOWLEDGEMENT:** None

6. **DISCUSSION:**

A. **East Haddam Cemetery Review** – Mr. Ventres distributed to the commission a thirteen-page copy of “Burial & Cremation Laws in Connecticut” for review. Mr. Brownell stated that all of the town’s public cemeteries are full, however there is land adjacent to some of

the cemeteries for possible expansion. Mr. Brownell tabled the discussion until the next meeting to allow commission members to read the CT Burial & Cremation Laws.

7. ZEO REPORT:

- A. Mr. Ventres referenced the July 23, 2019 email that he sent to the Planning and Zoning Commission in regards to Lakeside Dan's Bait Shop on Shore Road in East Haddam. Mr. Ventres proceeded to inform the commission of the July 16, 2019 Inland Wetlands and Water Course Commission meeting. Mr. Daniel C. O'Mara, his property co-owner, Mr. Ralph Affinito Jr., and several family and neighbors of Lakeside Dan's attended the July 16, 2019 IWWC meeting. In result of this meeting, Mr. Dill, Chairman of IWWC requires Mr. O'Mara to submit an engineered site plan to resolve the drainage issue of his Shore Road property by the August 20, 2019 IWWC meeting. Discussion ensued in regard to the violations of Lakeside Dan's site plan. Mr. Ventres notified Chatham Health District and the Connecticut Department of Energy and Environment Protection to inspect the site. Mr. Ventres requested that the Planning and Zoning Commission send a letter to Mr. O'Meara informing him that he is in violation of his site plan.
- B. Mr. Ventres stated he continues to track the advancement of the build grant application for design and repair work of the swing bridge. He said that a representative from the CT Department of Transportation informed him that there is not a fund reward balance at this time and it may not be available until year 2022.
- C. Mr. Gillis inquired about the progress of the Devil's Hopyard bridge. Mr. Curtin stated that the contractor responsible to build the bridge is being fined \$2,500.00 per day by the State of CT, until it is complete.
- D. Mr. Ventres stated that he met with representatives from the CT Department of Transportation, the CT Department of Energy and Environment Protection and the Federal Emergency Management Agency to evaluate the September 2018 storm damage at Neptune Avenue in Moodus. Discussion ensued concerning the amount of debris that has to be removed due to erosion erosion. Mr. Curtin stated that a culvert should be installed on the site, not a bridge.
- E. Mr. Curtin remarked on the Hemlock Valley Road closure. Mr. Ventres stated that the Public Works Department is responsible for the removal of hazardous trees in East Haddam and that Eversource Energy is responsible for the hazardous dead trees that involve electrical power lines. Mr. Reid, a resident of Hemlock Valley Road, commented that there is no reason the road should be closed. It is noted that the Public Works Department should be notified to open emergency access to Hemlock Valley Road.

A motion was made by Mr. Curtin to take a fifteen- minute break at 7:45 p.m. The motion was seconded by Mr. Matthews and passed by unanimous vote.

8. PUBLIC HEARING (8:00 p.m.)

A. Review of the Draft of the 2019 Plan of Conservation and Development.

Mr. Ventres stated that the Land Use office and the Planning and Zoning Commission have been reviewing and updating the Plan of Conservation and Development document since September of 2017. Mr. Michael Zuba of Milone and MacBroom Consulting was retained in February of 2018 to recommend current pertinent action items in the POCD that will be used as a guide for the next ten years. Mr. Ventres stated Milone and MacBroom Consulting conducted community surveys and public workshops during the year 2018 to gather information from residents and property owners of East Haddam. The Plan of Conservation and Development was posted to the East Haddam Municipal website for public review in May, 2019. Tonight's Public Hearing on the 2019 POCD is open for public comment.

Mr. Ventres read in to the record a letter dated July 23, 2019 from Mr. Rob Smith, East Haddam Conservation Commission Chairman and Ms. Marilyn Gleeson, East Haddam Land Trust President, notating their position to protect open space.

Mr. Brownell stated that First Selectman Emmett Lyman reviewed the 2019 POCD and commented that he is not in favor of a cemetery committee.

Mr. Brownell opened the hearing to the public.

Mr. Christopher Reid of Hemlock Valley Road expressed concern about the surplus of vacant houses in East Haddam and the projected decrease in population and how it will affect local schools.

Mr. Ventres stated that the recent revised regulation "10.2 accessory dwelling units" enables home owners to utilize parts of their homes as rental income.

Mr. Brownell stated that the Planning & Zoning commission does communicate with the Board of Education and other municipal departments to discuss East Haddam's future. The Plan of Conservation and Development is a ten- year guide for the towns progress, it is not written in stone.

Mr. Rob Smith, Conservation Chairman, reviewed a list of changes and corrections he would like to see in the final 2019 POCD document. Mr. Smith will submit his highlighted document with his notations to the Planning & Zoning commission.

Ms. Patsey Limone of River Road asked if there are plans for the Four Corner expansion. Mr. Brownell stated there are no plans at this time.

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

Discussion ensued in regard to the Plan of Conservation and Development Executive Summary.

Mr. Gillis stated that the first page of the summary should list the assets and attractions of East Haddam.

Mr. Curtin stated that yearly, the Plan of Conservation and Development is reviewed and updated and that the public is welcome at all meetings.

Mr. Ventres stated that he will list all of the changes and corrections resulting from this public hearing and submit them to Mr. Zuba of Milone and MacBroom Consulting.

Mr. Ventres stated that all changes and corrections of the 2019 Plan of Conservation and Development document will be complete by the August 27, 2019 Board of Selectman's meeting.

Mr. Gillis requests that Mr. Zuba attend the next Planning & Zoning meeting.

A motion was made by Mr. Gubbins to adjourn at 8:50 p.m. The motion was seconded by Mr. Matthews and passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary

JV/tmd

Cc: N. Talbot