

**PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
June 25, 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: Cary Brownell (Chairman), James Curtin (Vice Chairman), Kevin Matthews (regular member), Harvey Thomas (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), and Joe Zaid (alternate member).

COMMISSIONERS ABSENT: Richard Pettinelli (alternate member).

OTHERS PRESENT: James Ventres, Land Use Administrator, and Robert Casner, Economic Development Commission Chairman.

3. **MINUTES:** The June 11, 2019 minutes were accepted as presented.

4. **BILLS:** Suburban Office Supply - \$193.96

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. Plan of Conservation and Development: Mr. Ventres distributed to the commission a copy of the East Haddam 2019 Plan of Conservation and Development 19 page executive summary. Mr. Ventres stated that he also emailed the summary to the Board of Selectmen, to other relevant commissions and posted it to the municipal website. A public hearing to accept the 2019 Plan of Conservation and Development is scheduled for July 23, 2019 at 8:00 p.m.

Mr. Brownell referenced the June 18, 2019 letter he received from Robert Casner, Economic Development Commission chairman in regard to include language in the 2019 Plan of Conservation and Development to expand the sewer system to the four corners area of Town Street and Norwich Road. Mr. Brownell asked Mr. Casner if there is anything he would like to add at this meeting. Mr. Casner explained that the 2019 POCD expands through the next ten years. He feels it is necessary to include language for the expansion of the East Haddam Village sewer system to the four corner intersection of Town Street and Norwich Road. Mr. Casner states that there is a seven acre parcel of land at this intersection that has potential for a food service venue that would prompt sewer expansion.

Mr. Thomas recommends that members from the Economic Development Commission, Planning & Zoning Commission and the Water Pollution Control Authority meet to discuss potential expansion of the sewer system.

Mr. Brownell referenced page 19 of the May 12, 2019 Plan of Conservation and Development stating that there is language for the possibility of a sewer system expansion to the four corner intersection of Town Street and Norwich Road. He added that the Water Pollution Control Authority has to recommend a sewer system expansion to the Department of Environmental Protection. The DEEP has final say on the expansion.

Discussion ensued in regard to potential mixed use zoning for the seven acre parcel of land at the intersection of Town Street and Norwich Road.

B. East Haddam Cemetery Review – Mr. Ventres distributed to the commission a 2016 flyover, revised, color coded map report depicting topography and property lines of the twenty-three cemeteries in East Haddam. The commission reviewed each of the twenty-three maps notating the cemeteries that have potential for expansion. Discussion ensued in regard to the indefinite cost to maintain cemeteries, the option to establish a trust fund to maintain a cemetery and incentives for viable privately owned cemeteries to sell plots to the public.

7. ZEO REPORT: None

8. PUBLIC HEARING 8:00 p.m.

A. Proposed amendments to Section 10.2 of the East Haddam Zoning Regulations to allow flexibility for accessory units and to clarify sections.

Mr. Ventres distributed to the commission a revised copy of the 10.2 Accessory Uses and Buildings for a Dwelling- proposed 2019 amendments. Discussion ensued in agreement to the amendments.

Mr. Ventres read in to the record the following letters:

1. Lower Connecticut River Valley Council of Governments, stating “the staff has found that adoption of the proposed regulations will not create any significant impacts to properties adjacent to River COG towns of East Hampton, Lyme and Haddam”, June 5, 2019.
2. South Eastern Connecticut Council of Governments, stating “the proposed amendments are not likely to have an adverse inter-municipal impact”, June 17, 2019.

Mr. Brownell opened the hearing to the public.

Mr. David Schaver stated he is in favor of the accessory use amendments.

Mr. Casner stated he is in favor of the accessory use amendments because it will give home owners the opportunity to utilize part of their house for rental income.

Mr. Brownell made a motion to close the public hearing. Mr. Matthews seconded the motion and it passed by unanimous vote.

Mr. Curtin made a motion to approve the proposed amendments to Section 10.2 of the East Haddam Zoning Regulations to allow flexibility for accessory units with no conditions. The motion was seconded by Mr. Thomas and passed by unanimous vote.

It is noted that the July 9, 2019 Planning and Zoning Meeting is canceled. The next meeting is scheduled for July 23, 2019 at 7:15 p.m. The Public Hearing will begin at 8:00 p.m.

9. ADJOURNMENT:

Mr. Curtin made a motion to adjourn at 9:10 p.m. Mr. Gubbins the motion was seconded by Mr. Gubbins and passed by unanimous vote.

Respectfully submitted,
Toni Marie Dumaine