

**PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
September 10, 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), Harvey Thomas (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Joe Zaid (alternate member), and Richard Pettinelli (alternate member)

COMMISSIONERS ABSENT: Kevin Matthews (regular member), and Ed Gubbins (regular member).

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

OTHERS PRESENT: James Ventres, Land Use Administrator, and a member from the Economic Development Committee.

3. MINUTES: The August 27, 2019 minutes were accepted as presented.

4. BILLS: None

5. Special Exception Review –

A. New - #19-08 – 85 Tater Hill Road, David & Jane Shaver, Special Exception Review to convert an existing Tai Chi studio to an accessory apartment. Assessor’s Map 13, Lot 18.

Mr. Ventres explained that Mr. & Mrs. Shaver would like to utilize the studio as an apartment. There will only be changes to the interior of the building. Mr. Ventres requests a public hearing to be scheduled for October 8, 2019.

A motion was made by Mr. Salicrup to schedule a public hearing for October 8, 2019. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.

6. DISCUSSION

A. Cemetery Review – Mr. Ventres reviewed the list of cemeteries that have potential for expansion. Discussion ensued in regard to whether the town is responsible for providing cemetery space and the procedure to acquire land for cemetery expansion. Mr. Salicrup asked why East Haddam residents should pay for additional land for cemeteries. Mr. Brownell explained that there are strict state guidelines for burials and that the town would be supplying a

need for its residents. Mr. Curtin stated that a public hearing will be scheduled for residents to vote on this subject. Mr. Thomas stated that there is a procedure that town officials follow to acquire private property and the citizens will have an opportunity to voice their opinion. Mr. Gillis asked Mr. Ventres to explain the procedure. Mr. Ventres indicated the steps, including land surveying and appraisal, approvals from the Board of Selectmen, the Board of Finance, the Planning and Zoning Commission and a public hearing. Mr. Brownell suggested to the commission and Mr. Ventres to present the topic of cemetery expansion to the Board of Selectmen after the November, 2019 elections so that the presentation is not duplicated.

B. Staehly's Cider Fest - Mr. Ventres distributed to the commission a copy of an "Overall Site Plan for Staehly Farm, 23 Petticoat Lane, East Haddam, Weaver and Associates, P.C.,C-1" and an email from Kevin Staehly dated Tuesday September 3, 2019 explaining plans for a cider festival to be held November 9, 2019. Mr. Ventres asked the commission whether a public hearing is required. Discussion ensued in regard to the neighbors of Staehly Farm and traffic control. It was decided to schedule a public hearing for October 8, 2019.

A motion was made by Mr. Curtin to schedule a public hearing for Staehly's Cider Fest on October 8, 2019. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

C. Plan of Conservation and Development – Mr. Ventres distributed to the commission a final draft of the executive summary for review. Mr. Ventres stated he will get an estimate for printing one hundred copies of the final Plan of Conservation and Development.

7. ZEO REPORT-

Mr. Ventres stated that there is nothing to report. Mr. Salicrup inquired about the numerous advertisement signs of local businesses that are posted throughout town. Mr. Ventres replied that there are signs everywhere and that he has to reign them in. Mr. Gillis asked if there are regulations pertaining to offsite signs. Mr. Brownell stated that there are and they have to be enforced.

Mr. Thomas inquired about the letter the commission received from the Lower Connecticut River Valley Council of Governments in reference to the rezoning of the property at 49 Oakum Dock Road, East Hampton. Discussion ensued without further comments.

A motion was made by Mr. Curtin to adjourn at 7:55 p.m. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary