

**PLANNING AND ZONING  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
October 22, 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. **COMMISSIONERS PRESENT:** Crary Brownell (Chairman), James Curtin (Vice Chairman), Harvey Thomas (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), Richard Pettinelli (alternate member and Joe Zaid (alternate member).

**COMMISSIONERS ABSENT:** Kevin Matthews (regular member). Mr. Brownell appointed Mr. Pettinelli to vote for Mr. Matthews.

**OTHERS PRESENT:** James Ventres, Land Use Administrator, Emmett Lyman, First Selectman, Robert Casner, Economic Development Chairman and eight members of the public.

3. **MINUTES:** The October 8, 2019 minutes were accepted as presented.
4. **BILLS:** Halloran & Sage - \$111.00

**A motion was made by Mr. Salicrup to pay the invoice as presented. The motion was seconded by Mr. Gubbins and passed by unanimous vote.**

**5. LOT LINE REVISION:**

**A. New - #19-12, William Jr. & Rosemary Evans, 5 Laurel Cove Road; Gerald Reginatto, Jr., 43 Laurel Cove Road; Kathleen Whitbread, 108 Smith Road- Lot Line Revision. Assessor's Map 48, Lot 30, Lot 34 and Lot 27.**

Mr. Ventres distributed to the Commission (3) large maps of Weaver & Associates, PC Engineers & Surveyors, Lot Line Revision Plan between 5 Laurel Cove Road, 43 Laurel Cove Road and 108 Smith Road, October 10, 2019. The Commission reviewed the plan.

Representing Mr. & Mrs. Evans, Attorney Scott Jezek gave an explanation of his client's intention to acquire neighboring property to be in compliant for one-acre zoning. He stated that the lot line revision is a merger of convenience for everyone involved.

There were no comments from the Commission.

**A motion was made by Mr. Thomas to approve application #19-12 – William Jr. & Rosemary Evans, 5 Laurel Cove Road; Gerald Reginatto, Jr., 43 Laurel Cove Road; Kathleen Whitbread, 108 Smith Road, Lot Line Revision, Assessor’s Map 48, Lot 30, Lot 34 and Lot 27 with no conditions. Mr. Gillis seconded the motion, which passed by unanimous vote.**

**6. DISCUSSION:**

- A.** Mr. Ventres distributed to the Commission copies of the amended “10.2 Accessory Uses and Buildings for a Dwelling, October 2019”. Mr. Ventres asked the Commission’s advice for the regulation’s amendment. Discussion ensued in regard to the square footage of habitable space allowed per additional one-half acre.

Mr. Pettinelli suggested the regulation to read 701 square feet (minimum) to 1000 square feet for an additional one-half acre of land.

Mr. Gillis asked for clarification that 701 square feet (minimum) to 1000 square feet requires an additional one-acre of land. Discussion ensued.

Mr. Curtin requested examples of properties that apply to this regulation.

Mr. Ventres will provide examples of properties that apply to this regulation.

- B.** Mr. Ventres distributed to the Commission a copy of the East Haddam Planning & Zoning Regulations “2017 Discussion for Inclusion of Hobby Farms & Intensive Commercial Farm Operations”. Mr. Ventres stated that he presented this regulation to the Agriculture Commission for amendment and the Agriculture Commission does not want it changed. Mr. Ventres asked the Planning & Zoning Commission to review this regulation to determine the amount of land and the number of animals allowed for a hobby farm, the number of large animals allowed in a residential zone and the number of animals allowed for a large commercial farm operation.

**7. ZEO REPORT:**

- A.** Mr. Ventres stated that he received a quote of \$1,872.00 from Northeast Printing to print (100) colored copies of the Plan of Conservation and Development report. Mr. Brownell requests two more quotes.
- B.** Mr. Ventres stated he is in the process of mailing out violation letters to local residents who are living in trailers/campers.

Mr. Gillis inquired about a renovation in progress at a Porges Road property.

**A motion was made by Mr. Thomas at 7:52 p.m to take an eight-minute break. The motion was seconded by Mr. Gubbins and passed by unanimous vote.**

**8. PUBLIC HEARING:**

**A. New - #19-10, Staehly Farm, Special Exception Review for events at the Staehly Farm properties on Petticoat Lane and Town Street. Assessor's Map 28, Lot 01 and Map 19, Lot 8.**

Mr. Ventres distributed to the Commission an aerial map of the 88.67 acre Staehly Farm, an October 2019 Staehly Farm Fall Festival flyer and a copy of an email correspondence from Kevin Staehly dated September 3, 2019.

Mr. Staehly presented the green certified mail receipts to Mr. Ventres and announced that the cider festival scheduled for November 9, 2019 is canceled. He proceeded to reference the event narrative and is requesting permission to hold an annual cider festival at his Petticoat Lane location. Discussion ensued in regard to how many annual events Mr. Staehly plans to hold at his Town Street and Petticoat Lane locations. Commission members questioned details for music, traffic control, lighting and operating hours for the events.

Mr. Ventres indicated that since the inception of the Staehly Farm annual Fall Festival event three years ago, there have been no issues or complaints. He stated that there is plenty of parking and the site lines are clear. Mr. Ventres added that he reminded the public works department to install the pending cross walk on Petticoat Lane.

**Mr. Brownell opened the hearing to the public.**

Mark and Elizabeth Haberfeld of 287 Town Street, East Haddam stated their support of the permit process and also their enjoyment of the farm events.

Mr. Bob Casner, Economic Development Chairman stated that the Staehly Farm is a great asset to the town. He stated that hundreds of people attended the Staehly Farm Fall Festival and that it is very important to encourage this type of activity in East Haddam. Mr. Casner requests that the Commission provide support for these annual events.

Mr. Emmett Lyman stated that as a resident of East Haddam, he supports the Staehly Farm events and thinks they are doing a whale of a job, which is good for the town. Mr. Lyman also spoke on behalf of Ms. Wickes Helmboldt, stating her support of the Staehly Farm events.

Mr. Kevin Staehly stated that the recent Fall Festival weekend was a success. He estimates that 750 people attended per day and that they parked 120 cars in a field

without incident. Mr. Staehly stated that all of his neighbors were notified in advance of his events and that there is excellent traffic flow.

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

Mr. Gillis expressed his concern for public safety.

Mr. Curtin requests that the Commission send a letter to Ms. Elizabeth Lunt, Public Works Director, requesting that crosswalk signs be installed on Petticoat Lane.

**A motion was made by Mr. Thomas to approve application #19-10 Staehly Farm to hold annual events on their Petticoat Lane and Town Street properties with the following conditions:**

- 1. Events must be explicit to the agriculture farm business.**
- 2. Event public operating hours will be 10:00 a.m. to 7:00 p.m.**
- 3. Eight yearly events can be held at the farm with no more than four events at the Petticoat Lane location.**
- 4. The Land Use Office requires a report submitted every January.**

**The motion was seconded by Mr. Pettinelli and passed by unanimous vote.**

**Mr. Curtin excused himself from the meeting.**

**B. New – #19-11, 99 Warner Road, Vincent Garofalo (agent), Scott Goodspeed (owner), Special exception Review for a detached accessory structure. Assessor’s Map 41, Lot 77.**

Mr. Ventres distributed to the Commission a computerized drawing of the proposed three bay garage with an attached in-law apartment. Mr. Ventres explained that this application was sent to the state for review because of the shared septic system which was approved. He stated that the adjacent property owners came to the Land Use office to review this application.

Mr. Brownell asked if the well is shared with the house. Mr. Ventres replied yes.

**Mr. Brownell opened the hearing to the public.**

Mr. Casner stated he is an adjacent property owner and thinks it’s great that the regulations allow this type of addition.

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

**A motion was made by Mr. Thomas to approve application #19-11, 99 Warner Road for a detached accessory structure with the condition that Mr. Garofalo provide the green certified mail receipts to Mr. Ventres. The motion was seconded by Mr. Gubbins and passed by unanimous vote.**

Mr. Brownell asked Mr. Casner if he had information regarding the recently closed Nathan Hale Pharmacy. Mr. Casner indicated that there are other pharmacies interested in the property but nothing definite at this time.

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

Respectfully submitted,

Toni Marie Dumaine  
Recording Secretary