

**PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
November 26, 2019
(Not yet approved by the Commission)**

1. **CALL TO ORDER:** Chairman Brownell called the meeting to order at 7:15 p.m. at the Municipal Office Complex.
2. **COMMISSIONERS PRESENT:** Crary Brownell (Chairman), Bernard Gillis (regular member) Richard Pettinelli (regular member), Joe Zaid (alternate member), and Susan Kinsman (alternate member).

COMMISSIONERS ABSENT: James Curtin (Vice Chairman), Louis Salicrup (regular member), Ed Gubbins (regular member), and Justin Anderson (regular member).

Mr. Brownell appointed Mr. Zaid to vote for Mr. Salicrup and Ms. Kinsman to vote for Mr. Gubbins.

OTHERS PRESENT: James Ventres, Land Use Administrator, Robert Smith, First Selectman, Robert Casner, Economic Development Chairman.

3. **MINUTES:** The November 12, 2019 minutes were accepted with the following amendments:
#6 Discussion, 1st paragraph: Change to read, in accordance with the Plan of Conservation and Development.
#7 ZEO Report, 3rd paragraph: Change to read, Mr. Pettinelli suggests that the current Moodus center regulations be amended...
4. **BILLS:** None.
5. **ACKNOWLEDGMENT**

- A. New – Connecticut General Statutes Section 8-24 Review- Proposed permanent easement to Eversource Energy for the Roaring Brook Preserve.
Mr. Ventres distributed to the commission the Roaring Brook Preserve, Eversource Energy easement map showing easement area to be acquired across the property of the Town of East Haddam, Clark Hill Road, October 1, 2019. Discussion ensued in regard to a permanent access road easement. Mr. Ventres requested a public hearing be scheduled.

A motion was made by Mr. Pettinelli to set a public hearing for a proposed permanent easement to Eversource Energy for the Roaring Brook Preserve for January 28, 2020. The motion was seconded by Ms. Kinsman and passed by unanimous vote.

- B. New - #19-14 – 60 Smith Road, Smith Farm Gardens, Margaret Winkley (owner), amendments to the approved Special Exception permit.

Mr. Ventres distributed to the commission a copy of the December 13, 2017 Planning and Zoning Commissions letter to Mr. Travis Winkley to inform him of the approved application #17-07, Accessory Uses to a Farm with listed conditions and a copy of the November 14, 2019 email from Mr. Winkley to Mr. Ventres requesting an increase in the number of tented events allowed at Smith Farm Gardens. Discussion ensued in regard to the effect the increase would have on the surrounding neighbor's properties. Mr. Ventres requested that a public hearing to be scheduled.

A motion was made by Mr. Zaid to schedule a public hearing for application #19-14, 60 Smith Road, Smith Farm Gardens, amendments to the approved Special Exception permit for January 28, 2020. The motion was seconded by Mr. Gillis and passed by unanimous vote.

6. DISCUSSION

A. Regulation Review

1. **Accessory Units:** Mr. Ventres distributed to the commission a revised 10.2-10.2.3.2 Accessory Uses and Buildings for a Dwelling, November 14, 2019. Mr. Ventres stated that he had a discussion with Attorney Willis in regard to the size of accessory units and deed restrictions. Attorney Willis explained to Mr. Ventres that it is the commission's discretion on the size of an accessory unit. He also advised that there should be a notation on the special exception application alerting the applicant to deed restrictions, however concluded that the Planning and Zoning Commission is not responsible for title search. Discussion ensued. Mr. Ventres requested that a public hearing be scheduled.

A motion was made by Mr. Gillis to set a public hearing for amendments to 10.2-10.2.3.2 Accessory Uses and Buildings for a Dwelling regulation for February 11, 2020. The motion was seconded by Ms. Kinsman and passed by unanimous vote.

2. **Agriculture Regulations:** Mr. Ventres referenced the current East Haddam and other town agricultural regulations to explain the predicament he faces when East Haddam residents apply for permits to have animals on their property. Discussion ensued in regards to the distinction between commercial and hobby farm, noise, hours of operation, odor, size of lot vs. size of animal, and setback requirements. Mr. Ventres noted several questions he will answer for the next meeting. Mr.

Brownell requests to have all members of the planning and zoning commission read the current agriculture regulations to prepare for the next meeting.

3. **Commercial/Business/Light Industrial District (C/B/IG)** – Mr. Ventres distributed to the commission a copy of “former C-2 Moodus Center Area” regulations 9.10-9.10.2, 14B.4 A-J Special Exceptions section, 14.B.5 A-D Specific Recommendations and Requirements for Sites and Buildings, a Town of East Haddam, CT Moodus Center zoning inset “B” map and an aerial map of Moodus center. Discussion ensued in regard to special intent for a village district and residential mixed use. Mr. Brownell recommends that members from the Planning and Zoning Commission and Economic Development Commission and Board of Selectmen form a sub-committee to devise a master plan for Moodus Center. Discussion will continue at the next P&Z meeting.

7. ZEO REPORT

Mr. Ventres obtained prices for printing (100) copies of the Plan of Conservation and Development:

Minuteman Press \$2,510.00

Print House \$2,116.00

Northeast Printing \$1,872.00

Advance Reprographics \$1,750.00

Mr. Zaid recommends to award the bid to Northeast Printing. Mr. Gillis agrees with Mr. Zaid. It is decided to have Northeast Printing produce (100) copies of the 2020 Plan of Conservation and Development.

Mr. Ventres stated that he continues to pursue zoning violations by creating a time schedule for the resident or business owners to be in compliance with the orders.

Mr. Gillis asked Mr. Ventres if all residents of the Banner Association will receive certified letters pertaining to the January 14, 2020 public hearing. Mr. Ventres stated they will not.

Mr. Gillis suggests clarification of the word “units” under regulation 17.5.4 and 17.5.6. He asks to distinguish units as condominiums or apartments.

ADJOURNMENT

A motion was made by Mr. Pettinelli to adjourn at 8:30 p.m. The motion was seconded by Mr. Zaid and passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary