

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
March 8, 2011
(Not yet approved by the Commission)**

1. CALL TO ORDER: Mr. Brownell called the meeting to order at 7:15 p.m. at the Town Grange.

2. ATTENDANCE:

COMMISSIONERS PRESENT: Cary Brownell – Chairman (regular member), Bernard Gillis (regular member), John Matthew (regular member), Harvey Thomas (regular member)

COMMISSIONERS ABSENT: James Curtin (regular member), Kevin Matthews (regular member), Anthony Saraco (regular member), Elizabeth Lunt (alternate member), Louis Salicrup (Alternate)

OTHERS PRESENT: James Ventres, Emmett Lyman, and approximately 4 townspeople were present.

3. MINUTES:

Tabled until the next meeting.

4. BILLS

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
Suburban	3575564-0	\$207.99
Hartford Courant	2302	364.92
Branse, Willis, and Knapp (buffer regulations)	1175-85263	362.50

Motion by Mr. Thomas, seconded by Mr. Gillis to pay the bills as presented. Motion carried by unanimous vote.

5. ACKNOWLEDGEMENTS AND SET HEARING DATES

**A) Application 11-03, Joseph Clark, applicant, C.I. Salvage, property owner, 62 Creamery Road, Special Exception Review to open a microbrewery. Assessor's Map 17, Lot 55.
First date: March 8, 2011 Last date: May 11, 2011**

Mr. Joseph Clark addressed the Commission. Mr. Ventres presented the site plan prepared by Roger Nemergut, P.E. An architectural rendering was included in everyone's packet, along with a narrative for the statement of use. Mr. Joseph Clark submitted a lighting sheet to Mr. Ventres. Mr. Ventres will check into this type of lighting. Mr. Ventres believed the application would be ready for the next meeting.

Mr. Gillis asked how parking would be handled. Mr. Ventres anticipated a waiver would be filed, along with the site plan.

Mr. Clark informed the Commission that he met with the Historic District Commission, but had not yet received their report.

Mr. Matthew asked if Chatham Health had reviewed this application. Mr. Ventres explained that Chatham does not review this, but the WPCA had reviewed it. The State is still conducting reviews.

Mr. Brownell asked what was on the table for the next meeting. Mr. Ventres believed there might be two public hearings.

Motion by Mr. Gillis, seconded by Mr. Thomas, and passed by unanimous vote to schedule a public hearing for March 22, 2011, 8:00 p.m. at the Town Grange to hear Application 11-03, Joseph Clark, applicant, C.I. Salvage, property owner, 62 Creamery Road, Special Exception Review to open a microbrewery.

Mrs. Ziobron asked about a public field walk. Mr. Ventres stated the Commission would have to post an agenda if the commission walks this site or another brewery. Mrs. Ziobron stated odors had been a topic of concern during a neighborhood meeting last year, and this might be something for which people would want to visit another brewery.

B) Application 11-04, Town of East Haddam, Special Exception Review for a proposed dog park to be located on the old baseball field at the Town Beach property, 291 East Haddam Colchester Turnpike. Assessor's Map 67, Lot 11.

Mr. Ventres presented the plan for a proposed dog park at the Town Beach. It was noted that this area has been used by the Little League for several years. Mr. Ventres stated that Mrs. Quinn will be sending notice to the abutting landowners for a public hearing on March 22, 2011.

Motion by Mr. Thomas to schedule a public hearing for March 22, 2011, 8:00 p.m. at the Town Grange to hear Application 11-04, Town of East Haddam, Special Exception Review for a proposed dog park to be located on the old baseball field at the Town Beach property, 291 East Haddam Colchester Turnpike. Motion seconded by Mr. Matthew, and carried by unanimous vote.

C) Application 11-05, Town of East Haddam, Special Exception Review to relocate the East Haddam Food Bank to the Town Grange property at 488 Town Street. Assessor's Map 47, Lot 112.

Mr. Ventres presented a document including hours of operation, traffic, etc. for the proposed relocation of the food bank. He stated that Mr. Robert Casner, Building Committee member for the Grange building, would like to go to the Historic District Commission for lighting first. There were plans to remove the two large existing lights, install sidewalks, etc. Mr. Casner plans to go to the HDC next week.

Motion by Mr. Thomas to schedule public hearing April 12, 2011, 8:00 p.m. at the Town Grange to hear Application 11-05, Town of East Haddam, Special Exception Review to relocate the East Haddam Food Bank to the Town Grange property at 488 Town Street. Motion seconded by Mr. Matthew, and carried by unanimous vote.

Mr. Lyman suggested that Mr. Ventres call Sophie to let her know when this meeting would be held.

D) Application 01-11, Joseph Yandacka, 170 North Moodus Road, Subdivision Review for a proposed 2-lot subdivision. Assessor's Map 81, Lot 63.

First date: February 22, 2011

Last date: April 27, 2011

No one representing the applicant was present at this meeting. Mr. Ventres informed the Commission that the IWWC is walking this site next week. He suggested a public hearing be scheduled for April 12.

Motion by Mr. Gillis to schedule a public hearing for April 12, 2011, 8:00 p.m. at the Town Grange to hear Application 01-11, Joseph Yandacka, 170 North Moodus Road, Subdivision Review for a proposed 2-lot subdivision. Motion seconded by Mr. Matthew, and carried by unanimous vote.

6. SITE PLAN REVIEW

A) Application 11-01, Ehrling Johnson, 17 Berry Road, Site Plan Review for seasonal to year-round conversion. Assessor's Map 67, Lot 111.

First date: March 8, 2011

Last date: May 11, 2011

Mr. Roger Nemergut addressed the Commission. He explained that the applicant would like to winterize the structure, and add a one-car garage. The property is less than one-half acre in size. In 1998, then owner Mr. Moller was granted a variance through the ZBA for the half-acre size; however, there was a technical issue with the acreage size. It appeared that two numbers were transposed on the paperwork. It was listed as 0.43 acre on the A-2 survey. On the ZBA variance, it was listed as 0.433 acre.

Mr. Nemergut submitted the green, certified receipt cards to Mr. Ventres.

In response to Mr. Thomas, Mr. Nemergut stated this would be to winterize the cottage, on the existing footprint. The addition was for a detached, one-car garage. Mr. Nemergut explained this lot was essentially flat. They would use the same driveway entrance, etc.

Mr. Brownell asked if the math problem in the ZBA approval needed to be discussed. Mr. Ventres stated this should not be an issue, as the lots are the same throughout.

Ms. Toni Dumaine stated she was concerned with the septic system, as well as possible leaching. She asked about the location of the garage. Mr. Nemergut explained that the setback from the property line to the garage was just over 50-feet. In response to Ms. Dumaine's questions about the septic, Mr. Nemergut indicated they are required to have an engineer evaluate the size of the septic, but it may not have to be installed. They had to show there is a Code-compliant area. Mr. Nemergut stated he did locate Ms. Dumaine's well, which is on Berry Road. This septic would be on Paula Road.

It was determined that the Commission had a different version of the plan than that of Mr. Nemergut.

Ms. Dumaine asked if there was a self-contained system where there would be no leaching. Mr. Brownell stated there was not. Ms. Dumaine questioned the leaching, etc. Mr. Nemergut showed her on the plan the direction of the flows, etc., and explained that the flows would be sub-surface, or underground.

Ms. Dumaine asked if there would be trouble if she ever wanted to add onto her house. Mr. Nemergut explained that this application was contained on this site, and it should not affect her house.

Mr. Ventres stated he looked at the file. There is a letter from ZBA on file from 1998, and then clarified in 2008. He noted that the acreage was a typographical error in the 1998 documents.

Mr. Nemergut stated there had been an issue for the front porch. Mr. Ventres stated the 2008 letter from ZBA cleared this up as well.

It was noted that the Commission was waiting for the Chatham Health District report.

Motion by Mr. Thomas to continue Application 11-01, Ehrling Johnson, 17 Berry Road, Site Plan Review for seasonal to year-round conversion until the next regularly scheduled meeting on March 22, 2011. Motion seconded by Mr. Gillis, and carried by unanimous vote.

Mr. Brownell asked about the half-size drawings to be mailed in packets. Mr. Ventres stated he could ask for them, but some people in the past have had difficulty reading the smaller prints.

Noting that the time was now 8:00 p.m., the public hearing began.

7. PUBLIC HEARING

A) Proposed amendment to the East Haddam Subdivision Regulations: Continued: Buffers for Rural, Residential, and Agricultural Areas – Section 4.1

TAPE CHANGE

Mr. Ventres distributed copies of the draft buffer regulations.

Mr. Thomas stated he could live with this regulation as written. He believed they would know after the first couple of applications if it did not work.

Mr. Brownell opened the hearing to the public.

No public comments were offered.

Mr. Matthew reiterated his belief that the buffer should be a minimum of 50-feet. He was still hard pressed to understand the reasoning for less than 50-feet.

Motion by Mr. Thomas, seconded by Mr. Matthew, and carried by unanimous vote to close the public hearing for Proposed amendment to the East Haddam Subdivision Regulations: Continued: Buffers for Rural, Residential, and Agricultural Areas – Section 4.1

Mr. Thomas asked if the Commission would be better served holding this vote for the next meeting, since there were a number of commissioners absent this evening. Mr. Thomas noted if they do hold this vote until the next meeting, the members will have to listen to the tapes before the next meeting.

Mr. Gillis stated he believed by starting with 100-foot buffers, and working downward, including the plantings would be a step in the right direction. He stated he was comfortable with the draft language.

Mr. Gillis agreed with Mr. Thomas that it would show more resolve from the Commission to wait for the rest of the Commission. After a brief discussion, the Commission decided to vote this evening.

Motion by Mr. Thomas to adopt the new language for the proposed amendments to the East Haddam Subdivision Regulations for Buffers for Rural, Residential, and Agricultural Areas – Section 4.1, with the understanding that this regulation is consistent with the Plan of Conservation and Development, and that the amendment will be effective on April 1, 2011. Motion seconded by Mr. Gillis, and carried by unanimous vote.

8. DISCUSSION

A) Signage

Tabled until the next meeting.

B) Proposed Bait and Tackle Shop

Mr. Ventres asked if the Commission would like to review this application. He stated that the applicant sent out notices to approximately eight abutting property owners. Mr. Ventres received two phone calls.

Mr. Matthew believed the neighbors should have an opportunity to weigh in on this.

Motion by Mr. Thomas to schedule a public hearing for April 12, 2011, Arthur Dombroski 102 Clark Gates Road. Seconded by Mr. Matthew, and carried by unanimous vote.

9. ZEO REPORT

Mr. Ventres stated he had received some responses for the March 29, 2011 seminar with Attorney Branse. Mr. Ventres stated he just needed to know how many people are planning to attend the meeting, so he can order pizza.

The future projects to be worked on was tabled until the next meeting.

Mr. Ventres stated that Dr. Karl Stofko asked the Commission to look at the demolition ordinance. Mr. Ventres distributed the statute, as well as comments from Attorney Poliner.

Mr. Ventres stated that the Economic Development Commission has asked the Commission to look at the Anti-blight ordinance. He distributed this ordinance to the Commission. The Commission discussed an old carriage house behind the old Fowler house. It is beyond the point of being able to be salvaged, so the Building Official ordered the owner to have it knocked down, and then fill in the foundation.

Mr. Casner explained to the Commission that they would like to have something to encourage people to take care of properties before they become unsafe. It was noted that the Building Official can make orders if the buildings are unsafe. This ordinance would be overseen by the Board of Selectmen. Mr. Gillis believed this was a very subjective issue.

Mr. Ventres distributed documents regarding a special EDC meeting on Thursday, March 10, 2011 for Steve Rocco's presentation regarding a proposed land swap in Higganum/Haddam. Mr. Thomas explained that the swap would include the land adjacent to the River House banquet facility in Haddam, and land adjacent to Cockaponsett State forest in Higganum.

Mr. Brownell asked why the EDC was holding this meeting. Mr. Casner stated they were having the meeting so that they could find out what the intentions are for this land.

Mr. Thomas stated that conservation funds were used to purchase the 17 acres in Haddam, and it was supposed to stay in conservation.

Mr. Brownell asked the status of Delorenzo's lighting issues. Mr. Ventres stated there was a dispute between the owner and the tenant as to cost sharing.

Mr. Ventres distributed a document regarding the Eightmile River Wild and Scenic Coordinating Committee. Mr. Ventres and Mr. Gillis attended a meeting regarding mapping recently. There are plans to have all of the stormwater facilities mapped throughout town. This is being done by NL Jacobson, through a grant.

TAPE CHANGE (2A)

Mr. Gillis asked about the issue of not mapping private roads. Mr. Ventres stated most of the private roads don't have catch basins. He stated we can add the private roads to the GIS maps once he receives them.

Mr. Ventres stated he received a report regarding the Moodus Reservoir stating that they plan to refill the reservoir in May. They still have to rebuild the shaft area.

Mr. Casner informed Mr. Brownell that the EDC plans to have a meeting here next Wednesday, 7:30 p.m. at the Grange to review the under-utilized properties, particularly in Moodus. Responsive to inquiry by Mr. Matthew, Mr. Casner stated this was to see if there was a way to better use some of the commercial properties, possible ways to re-zone, etc.

Mr. Gillis reminded everyone to vote next Thursday regarding the open space.

10. ADJOURNMENT

Motion by Mr. Thomas, seconded by Mr. Matthew to adjourn at 9:03 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina