

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
April 26, 2011
(Not yet approved by the Commission)**

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

2. ATTENDANCE:

COMMISSIONERS PRESENT: James Curtin (regular member), Bernard Gillis (regular member), Elizabeth Lunt (alternate member), John Matthew (regular member), Kevin Matthews (regular member), Harvey Thomas (regular member) (arrived 7:29 p.m.), Louis Salicrup (Alternate)

COMMISSIONERS ABSENT: Crary Brownell – Chairman (regular member), Anthony Saraco (regular member)

OTHERS PRESENT: James Ventres and one member of the public was present

Mr. Curtin appointed Mr. Salicrup to vote for Mr. Brownell, and Ms. Lunt to vote for Mr. Thomas this evening.

3. MINUTES:

The minutes of the April 12, 2011 meeting were filed with the following amendment:

- Page 1, Change attendance to reflect that Ms. Lunt was not present at this meeting.

4. BILLS

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
Valley Press (printing of regs- P&Z)	16431	1126.30

Motion by Mr. Salicrup, seconded by Mr. Matthews to pay the bill as presented. Motion carried by unanimous vote.

A brief discussion ensued regarding the recent Connecticut Federation of P&Z Agencies quarterly newsletter for alternate members voting.

Mr. Thomas arrived at this time. Mr. Curtin reappointed Ms. Lunt to vote in place of Mr. Saraco, for the rest

of the meeting.

The Commission discussed other topics in the Connecticut Federation of P&Z Agencies mailing.

5. ACKNOWLEDGEMENTS AND SET HEARING DATES

A) Application 02-11, Daniel Scroggin, 16 Leesville Road, Subdivision and Special Exception Review for a proposed 3-lot subdivision. Assessor's Map 55, Lot 58
First date: April 26, 2011 **Last date: June 29, 2011**

No one representing the applicant was present at this meeting. Mr. Ventres presented the plan to the Commission. He reviewed the location of this application, which is located on Leesville Road, sometimes referred to as Lower Neptune Road. Mr. Ventres stated there is a single family home, and two duplex units on one lot. He explained that the zoning regulations allow this, as long as they meet the Public Health Code. He noted that the applicant simply wants to split off the lots into individual lots. He referred to and read Section 8.14, page 25 of the East Haddam zoning regulations.

Mr. Curtin asked if these lots have wells. Mr. Ventres stated there would be new proposed wells, as well as a new septic system. Mr. Ventres noted that this particular property had a septic system that was built into the right-of-way. Mr. Curtin stated this area was mostly gravel, so the drainage would probably work. Mr. Curtin asked if the road was a common driveway, to which Mr. Ventres confirmed it was.

Motion by Mr. Thomas to set a public hearing for Application 02-11, Daniel Scroggin, 16 Leesville Road, Subdivision and Special Exception Review for a proposed 3-lot subdivision for May 10, 2011, 8:00 p.m. at the Town Grange. Seconded by Mr. Gillis, and carried by unanimous vote.

B) Application 11-07, William Lesick, 52 Alger Road, Special Exception Review to create an interior building lot. Assessor's Map 48, Lot 14.
First date: April 26, 2011 **Last date: June 29, 2011**

No one representing the applicant was present. Mr. Ventres presented the plan to the Commission. He stated a free split would be applicable in this case. This applicant received an IWWC permit to put in a driveway. The applicant will have to go through a special exception review for this application.

Mr. Gillis asked if the plan showed surrounding houses, so the commissioners could look at buffering, etc. Mr. Ventres will send a GIS printout.

Motion by Mr. Thomas to schedule a public hearing on May 10, 2011, 8:00 p.m. at the Town Grange to hear Application 11-07, William Lesick, 52 Alger Road, Special Exception Review to create an interior building lot. Motion seconded by Mr. Matthews, and carried by unanimous vote.

Motion to change the order of business by Mr. Gillis, seconded by Mr. Matthew, and carried by unanimous vote.

8) ZEO REPORT

Mr. Ventres reported that he has been working on the Shorthouse court case recently. He and Mr. Puska have also been looking at zoning issues this spring. They have had a couple of issues with junk vehicles, with which they have had some success. There is another issue on Haywardville Road they have been working on as well.

Mr. Ventres advised that the Goodspeed was moving forward with their project. Some of their partially completed stormwater detention was working with the recent heavy rains. Several commissioners commented that there has been a lot of attention to detail with the houses. Mr. Ventres stated they did have an arborist come in and were advised that some of the existing trees are at the end of their lifespan, and should be removed. Mr. Ventres advised them to come in with a planting plan, and stated there has been some cutting.

Mr. Curtin asked if the town was any closer to getting a sidewalk in the dangerous section on Route 82. Mr. Ventres stated the idea was when the State fixes the two bridges; they would also install the sidewalks. However, with the budgets, Portland bridge project, etc., it is not known when this will be done.

Mr. Ventres informed the Commission he has checked into recorders for the meetings, and found something that seems like it would work for the commission. The cost is approximately \$550.00. He briefly reviewed the system features.

Motion by Mr. Gillis, seconded by Mr. Matthew, and passed unanimously to purchase a Samson-Zoom recording system.

6. PUBLIC HEARING

Mr. Matthews read the call for the following public hearing:

A) Continued: 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: April 12, 2011 **Last date: May 17, 2011**

No one representing the applicant was present at this meeting. Mr. Ventres informed the Commission that Attorney Jezek planned to be here this evening, but he was called to a ZBA meeting in another town.

Mr. Ventres presented the plan to the Commission. He noted that the entire parcel is 9.4 acres. The front lot would be 2 acres, and the remaining lot would be approximately 7 acres.

Mr. Ventres stated this was referred to the Town of East Hampton, since this parcel abuts East Hampton, but he received no comments back. They have received the IWWC and Chatham approvals, with no recommended conditions.

Mr. Curtin opened the hearing to the public. Ms. Debora Williams, Banner Road, stated many people in town came here or stayed in town because of their devotion to rural character. While the town is buying open space, there also seems to be very intense development in some properties. She voiced concern that over time, we are giving up the values that we love about our community. She stated she would appreciate it if the Commission would work harder to tow the line on the traditional zoning regulations.

Motion by Mr. Matthews, seconded by Mr. Gillis, and passed by unanimous vote to close the public hearing for Application 01-11, Joseph Yandacka, 170 North Moodus Road, Subdivision Review for a proposed 2-lot subdivision.

Motion by Mr. Thomas, seconded by Mr. Matthews, and passed unanimously to approve Application 01-11, Joseph Yandacka, 170 North Moodus Road, Subdivision Review for a proposed 2-lot subdivision.

7. DISCUSSION:

A) Signage

Mr. Curtin asked if there was anything new to report on signage. Mr. Gillis believed they just needed to put it on the table and discuss it. Mr. Gillis stated the biggest issue is interior lit signage, although he understood that Mr. Brownell was against it. Mr. Curtin stated he spoke with Mr. Brownell, and Mr. Brownell was in favor of interior lit “Open” signs only.

Mr. Curtin asked if the Commission could get the information in their packages. Mr. Ventres stated the regulation is for two signs at 32 square feet each. Mr. Thomas asked if this proposal would allow up to 10% of the façade for signage, but in 32 square-foot increments, to which Mr. Ventres confirmed this.

Mr. Curtin asked if they could finalize the language on it. Mr. Ventres stated he would send the commissioners the draft language for future discussion.

Mr. Gillis asked if there was consensus on the “Open” signs. Mr. Curtin believed everyone was in agreement with this. No other commissioners voiced dissent. Mr. Ventres asked if the commission only wanted the IG district to have the internally lit open signs. The commissioners were in agreement with this.

The Commission briefly discussed the portable sandwich signs. It was noted that the size would be 2 ft. x 3 ft., or 6 square feet.

Ms. Williams asked what the EDC wanted for signage. Mr. Curtin stated they really were looking for signage in the commercial districts.

Mr. Curtin stated he has had requests from churches for fixed signs for recurring events. Mr. Ventres will add this to the draft he will send to the commission for discussion.

Mr. Ventres asked everyone to submit their prioritized list of regulations on which to work. Once he has everyone's list, he can prepare something for the Commission to discuss.

9. ADJOURNMENT

Motion by Mr. Matthew, seconded by Mr. Matthews to adjourn at 8:38 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina