

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
May 10, 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), James Curtin (regular member), Bernard Gillis (regular member), John Matthew (regular member), Kevin Matthews (regular member), Harvey Thomas (regular member)

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

OTHERS PRESENT: James Ventres, Emmett Lyman, and approximately 8 townspeople were present.

A brief discussion ensued regarding Ms. Lunt's possible resignation, as she is the new Public Works Director.

3. MINUTES:

The minutes of the April 26, 2011 meeting were filed with the following amendments:

- Page 2, Item 5A, 1st paragraph, 5th sentence: Add "subdivision to occur" after "this".
- Page 4, Item 7A, 4th paragraph, 4th sentence: Change "IG" to "CB/IG"
- Page 5, 1st sentence: Change "Mr. Curtin" to "Mr. Ventres"

4. BILLS

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
Branse, Willis, and Knapp (Morgan Estates)	1175-09075	\$174.00
(general zoning)	1175-85263	174.00
Hartford Courant	2445	587.47

Motion by Mr. Curtin, seconded by Mr. Matthew, to pay the bills as presented. Motion carried by unanimous vote.

5. ACKNOWLEDGEMENTS AND SET HEARING DATES

None

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

7. DISCUSSION:

A) Signage:

Mr. Ventres distributed the revised signage language to the Commission. He reviewed the changes for illumination. He briefly reviewed the changes to political signage, etc. Mr. Ventres stated that for political signs, this would be more of a guideline.

Mr. Ventres noted that he has had requests from various churches for signage, so he asked the Commission if they would like to add another sign for special events (Section 12.5A.3.). Mr. Curtin asked if the sign would have to be on the property. He referred to the high school sign, which is not on the high school's property. Mr. Ventres stated this would be considered more of a directional sign. Mr. Gillis questioned the proposed size of 12 square feet. Mr. Ventres stated he just added this number for discussion purposes. This was the equivalent of a 3ft. x 4ft. sign. Responsive to inquiry by Mr. Brownell, Mr. Thomas commented that if all of the churches, all of the schools, etc. wanted to do this; it could be a large number of signs. He recommended this language be removed. Mr. Ventres stated they do allow temporary, but people were looking for more stylish signage. Mr. Gillis and Mr. Matthews were not in favor of allowing this type of permanent signage.

Mr. Ventres asked if the Commission would like to schedule this for a public hearing, or if they would like to see another draft. The consensus of the Commission was for Mr. Ventres to send this draft to Midstate Regional Planning Agency, as well as to the EDC.

Mr. Ventres stated he would check on the sign for Norpro, and to determine if they were still occupying the building.

8. ZEO REPORT:

Mr. Ventres stated that the Town of East Hampton sent proposed regulation changes for parking requirements. He stated East Hampton used East Haddam's parking regulations.

Mr. Ventres distributed a flyer for a low impact development seminar on June 28, 2011. Mr. Ventres stated this seminar is on a meeting night, but he suggested if there was nothing else scheduled, the Commission could cancel the meeting, and post this as an agenda. Mr. Brownell stated there would be two meetings before this seminar, so he suggested they hold off on deciding this tonight.

Mr. Ventres presented a plan to the Commission for Taylor Lane. He reviewed the stormwater system, and he explained that there was confusion on the plan. He stated the second stormwater detention system was grossly over-built, so they will fill in the depression. Mr. Curtin voiced concern for this type of system. Discussion ensued.

Mr. Thomas asked if the Commission planned to set a public hearing for the signage regulation. Mr. Ventres stated he would send this first to Attorney Branse.

Mr. Brownell inquired why AT&T was in town looking at properties on Town Street, along Hemlock Valley Brook. It was noted that it was possible they were looking for a new tower location.

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

6. PUBLIC HEARING

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

**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

Mr. Michael Wrang, civil engineer from Portland addressed the Commission on behalf of the applicant. He reviewed the plan, and explained the proposal for a 3-lot subdivision. There are duplex units and single family houses. There are existing septic systems. He reviewed the plan to replace the septic system on one site. The septic systems are functioning well on the other two buildings.

The green, certified receipt cards were submitted to the Commission.

Mr. Ventres explained that these three structures were on one lot.

TAPE CHANGE (1B)

Mr. Ventres explained there is a regulation in place allowing subdivision and special exception if the houses, standing alone, could meet the Public Health Code.

Mr. Ventres read into the record a letter dated 11/19/10, from Mr. Randolph Dill of the Inland Wetlands and Watercourses Commission indicating this application meets the requirements of the IWWC.

Mr. Ventres read into the record a letter dated 10/22/10, from Ms. Christie LaBella at the State Department of Transportation. They required additional testing to ensure there would be no further encroachment. Since that time, the State has requested the septic system be located solely on this parcel, which has been done.

Mr. Ventres stated there was a letter from Chatham Health District, along with a response from Wrang Associates Engineers. However, Mr. Ventres did not have a final approval letter from Chatham Health District.

Mr. Ventres stated there is a proposed driveway easement submitted. It includes standard language for the driveway. Mr. Curtin asked at the last meeting about the easement going all the way to the property line. Mr. Wrang stated it did not have to go all the way to the back of the property.

Mr. Curtin asked if the wells would be separated. Mr. Wrang stated if the subdivision was approved, it would be contingent on the septic system changes and the wells being replaced. Mr. Gillis asked if these would be exposed well heads. Mr. Wrang stated they would be exposed along the side of the driveways.

Mr. Brownell opened the hearing to the public. No public comments were offered.

It was noted that they would have to continue the public hearing based on the Chatham Health District.

Mr. Curtin asked about the driveway easement. It was noted that they could draw the line at the second lot.

Motion by Mr. Curtin, seconded by Mr. Thomas to continue the public hearing for Application 02-11, Daniel Scroggin, 16 Leesville Road, Subdivision and special Exception Review for a proposed 3-lot subdivision until May 24, 2011, 8:00 p.m. at the Town Grange. Motion carried by unanimous vote.

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

A) Application 11-07, William Lesick, 53 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

Mr. William Lesick addressed the Commission. He submitted the certified mailing receipts to Mr. Ventres. Mr. Ventres stated this was the first special exception hearing on an interior lot application. For subdivision purposes, this is a free cut. Because it has reduced frontages, it is coming to the Commission. There is an existing driveway that goes to the rear lot.

Mr. Ventres read into the record a letter from December 15, 2009 from Chatham Health District. This lot was required to be stripped and filled, and then tested. The proposed design of the septic systems on both lots meets the intention of the Public Health Code. The potential future well location on Lot 1 must be 25-feet from the existing pond. He then read into the record a letter from Chatham 8/23/10, wherein Mr. James Karrenberg of the Chatham Health District stated that he had visited the site on August 19, 2010, and that it met the minimum standards of the PHC.

Mr. Ventres read into the record a letter from Mr. Randolph Dill dated January 11, 2010, which stated this application met the IWWC's requirements.

Mr. Ventres stated this back lot, showing a planting of pine trees. He recommended that a restrictive covenant require these pines to remain in place. Mr. Ventres stated the meets and bounds needed to be shown on the plan, the restrictive covenant be shown on the plan, and electrical conduit. Mr. Lesick stated the conduit was in and has been inspected.

Mr. Brownell asked if they were starting at the low end of the buffering requirement. Mr. Ventres stated this was up to the Commission. Mr. Gillis stated this was why he had asked at the last meeting for a plan showing the other neighboring buildings. Mr. Matthews would like to see this information as well. Mr. Brownell asked Mr. Ventres to bring a plan showing the other buildings.

Mr. Curtin asked if the Commission was satisfied with the buffer. It was decided that the commission wanted to look at the other houses in the area. Mr. Gillis asked if the proposal was for a 30-foot no cutting area. Mr. Ventres stated it would be a planted buffer. Mr. Curtin stated the buffer area should be shown on the plan. Mr. Matthew asked if they could easily get a 50-60 foot buffer, by planting. Mr. Curtin believed the minimum would likely be sufficient here, and that the applicant could put it near the 30-foot setback, or it could be located closer to the house if he wished. Mr. Matthews stated there was a partial house shown above this parcel. This should be shown, as well as the buffer area should be shown.

Mr. Gillis asked if the consensus was that a 30-foot planted buffer was sufficient. Several members agreed that it would be. No one voiced any concern with the buffer area.

Mr. Brownell opened the hearing to the public.

Ms. Peggy Carlson stated she had no objections to a house in this location, and that it was a nice place.

Motion by Mr. Thomas to continue Application 02-11, Daniel Scroggin, 16 Leesville Road, Subdivision and special Exception Review for a proposed 3-lot subdivision and Application 11-07, William Lesick, 53 Alger Road, Special Exception Review to create an interior building lot until May 24, 2011, 8:00 p.m. Seconded by Mr. Matthews, and carried by unanimous vote.

8. ZEO REPORT (Continued):

Mr. Ventres stated he went to Mr. Lipka's residence. He reminded Mr. Lipka that the Town had him sent a cease & desist order well over a year ago. He recommended Mr. Lipka hire someone to remove debris. He told Mr. Lipka to log anything that was moved, and that Mr. Puska would be checking on him every two weeks.

Mr. Ventres stated he found junk vehicles on 87 North Moodus Road.

Mr. Ventres found a couple of other violations over the weekend, including a shed built on a property line, soil being put into the reservoir, etc. Section 8-13a, if a non-substantial structure is built, and it goes unnoticed for 3 years, it is considered acceptable. The office is working to correct these violations.

Mr. Curtin inquired as to the status of the dam project. Mr. Ventres stated they are waiting for a gate mechanism to be delivered. Mr. Curtin stated they had not yet removed the tree, to which Mr. Ventres stated they would be removing it.

Mr. Ventres believed the neighbor to the Goodspeed would get an easement for the water for the proposed brewery. The applicant is applying to the State. Mr. Curtin believed any time someone puts in a public water supply, it is public. Mr. Brownell asked if the impervious surface has been installed yet. Mr. Ventres stated it had not been installed yet.

Mr. Ventres stated that the GSOHF asked Joe Clark which method he would prefer. Mr. Clark had responded that he would have to look at the cost factors. Mr. Gillis asked why they were holding up this process. Mr. Ventres stated this was their standard mode of operation.

The Commission briefly discussed arsenic levels. Mr. Ventres commented that the State's acceptable arsenic levels have been lowered considerably.

Mr. Gillis asked about Grandview Campground. Mr. Ventres stated they came last year to remove a home and replace it with a new single family home. Mr. Ventres stated he could only sign off on this as a single family home, which he is. However, Mr. Ventres has not received an application for the campground as of this date. Mr. Ventres stated the cease & desist order included canceling reservations for Memorial Day and after, refunding money, etc. Mr. Ventres has not received new information. Mr. Curtin stated this was quite a complex project, and they really needed a plan.

Mr. Ventres reported that Banner communicated to him that they plan to gear up for their next phase by this summer. They decided to get the engineering and wetlands reviews in place.

Mr. Ventres noted that the portables that were supposed to move to the Franklin Academy have not been moved yet. He stated they are still waiting for approval from the State to move them. He has had no response from the DEP.

END OF TAPE

Mr. Thomas noted this Thursday, 7:00 p.m., at the Town Grange; there will be an Agriculture Commission presentation, if anyone would like to attend.

10. ADJOURNMENT

Motion by Mr. Gillis, seconded by Mr. Matthew to adjourn at 9:01 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina