

**PLANNING & ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
November 22, 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, James Curtin (regular member), Bernard Gillis (regular member), John Matthew (regular member), Harvey Thomas (regular member)

**COMMISSIONERS ABSENT:**

**OTHERS PRESENT:** James Ventres, Jessica Stone, Attorney Scott Jezek and two townspeople were present.

**3. MINUTES**

The Commission reviewed the November 8, 2011 meeting minutes. The following change was made:

Page 6, 3<sup>rd</sup> paragraph, first sentence should read; “Mr. Gillis asked if the Town’s goal was to always avoid a new sewer system running through Moodus center”.

Mr. Brownell instructed that the minutes be filed as amended.

**4. BILLS**

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
Branse, Willis, & Knapp, LLC (General legal)	1259.86285	\$165.00
(PZC vs.Besek)	1175.10132	\$528.00
(PZC – General Zoning)	1175.85263	\$115.50
Suburban Stationers	3620380-0	\$ 58.62

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

Chairman Brownell, at this time, welcomed Ed Gubbins and Jessica Stone as new alternate members to the Planning and Zoning Commission. It was noted that Ms. Stone still needed to be appointed to the

Commission by the Board of Selectmen. Mr. Brownell and Mr. Ventres explained the duties and protocols for alternate members.

## 5. ACKNOWLEDGEMENTS AND SET HEARING DATES

No acknowledgements.

## 6. LOT LINE REVISION

**A) Application 11-13, Peter Seaman, Bogel Road, proposed lot line revision. Assessor's Map 48, Lot 105.**

**First date: November 22, 2011**

**Last date: January 25, 2011**

Mr. Ventres presented plans for a narrow lot line revision between property owned by Peter Seaman and Robert Casner. The area exchanged would be equal and would have no impact to the location of proposed septic and wells.

**A motion was made by Mr. Curtin to approve Application 11-13, Peter Seaman, Bogel Road, proposed lot line revision. Assessor's Map 48, Lot 105. Seconded by Mr. Salicrup and carried by unanimous vote.**

**A motion was made by Mr. Gillis to change the order of business. Seconded by Mr. Matthews and carried by unanimous vote.**

## 9. ZEO REPORT

Mr. Ventres updated the Commission on the Besek property on North Moodus Road; he reported that Mr. Besek failed to appear in court and Attorney Knapp has asked for a summary judgment instead of an actual trial. Mr. Ventres noted that this is the second time that Mr. Besek has failed to appear.

Mr. Ventres informed the Commission that the bid for trash and debris removal for the Power House Road property (Cais) has been sent out. The bids are to be opened on December 13, 2011.

Mr. Ventres stated that the Lipka property has seen no real progress although Mr. Lipka claims to have removed 2-3 loads of metal.

A field walk will be scheduled with Christopher Bell, P.E. and Mr. Ventres to review the progress at Grandview Campground. They will review the conditions remain incomplete.

Mr. Ventres also noted that he will be filing grants to finish the second phase of the Moodus Village Sidewalk program. The grant will cover eighty percent of the cost of the project, but it is a competitive bid that is therefore not guaranteed. The Board of Finance has given the "go ahead" for a project up to one million dollars. The project would include sidewalks and lighting up to the Senior Center, down to and past Brownell's and possibly loop around Joe Williams Road.

Mr. Ventres informed the Commission that the Town of Haddam will hold a public hearing on December 5<sup>th</sup> to review proposed zoning regulation changes. He noted that the Connecticut River Gateway Commission forwarded comments in October, but it seemed that the recent draft did not incorporate the Gateway Commission's concerns.

## 7. PUBLIC HEARING:

**A) Application 04-11, Patricia McNamee, Wickham Road, Subdivision Review for a proposed 2-lot subdivision. Assessor's Map 51, Lot 8.**

**First date: November 22, 2011**

**Last date: December 26, 2011**

Attorney Scott Jezek represented the applicant. He stated that he has all of the receipts, except one, but that that individual was in the audience.

The proposal was to cut a 4.852 acre parcel from a fifteen acre parcel that has an existing home and a small horse farm. The site has no wetlands or severe slopes. The site has been reviewed by the Inland Wetlands and Watercourses Commission and Mr. Ventres read into the record their review letter.

Attorney Jezek noted that the site still needed additional test pit data for the existing home to comply with Public Health Code requirements. He acknowledged the public hearing would have to be continued due to this fact.

Mr. Brownell opened the hearing up to the public at this time.

Mr. Joseph Czech stated if it was for one additional building lot and no variance was required, then he had no objection to the subdivision.

Mr. James Nichisti asked about the split and if it meant two new lots would be created. He stated that he was not informed that only one new lot was being created.

**A motion was made by Mr. Thomas to continue Application 04-11, Patricia McNamee, Wickham Road, Subdivision Review for a proposed 2-lot subdivision. Assessor's Map 51, Lot 8 to December 13, 2011. Seconded by Mr. Matthew and carried by unanimous vote.**

## 8. REVIEW OF REGULATIONS

### Bonding:

Minor revisions were made and it was agreed that the revised copy be sent to Branse, Willis, & Knapp for review.

**Minimum Square:**

A long discussion ensued which covered the history of the regulation changes and both the positive and negative impacts. It was agreed that the material distributed by Mr., Ventres should be reviewed. It was suggested that NEMO or Millone and MacBroom be contacted to see if a brief review of stormwater management initiatives could be presented.

**10. ADJOURNMENT**

**Motion by Mr. Curtin, seconded by Mr. Matthews to adjourn at 9:30 p.m. and carried by unanimous vote.**