

**PLANNING & ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
January 24, 2012  
(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:** Crary Brownell – Chairman, James Curtin (arrived 7:26 p.m.), Bernard Gillis, Harvey Thomas, Kevin Matthews, Louis Salicrup, Jessica Stone (alternate member)

**COMMISSIONERS ABSENT:** John Matthew, Ed Gubbins (alternate member)

**OTHERS PRESENT:** Emmett Lyman, James Ventres

Mr. Brownell appointed Ms. Stone to vote in place of Mr. Curtin this evening until his arrival.

**3. MINUTES**

The minutes of the January 10, 2012 meeting were accepted as presented.

**4. BILLS**

| <u>Vendor</u>                                 | <u>Invoice</u> | <u>Amount</u> |
|---|----------------|---------------|
| Hartford Courant                              |                | \$336.81      |
| Suburban Stationers                           | 3635878-0      | 308.00        |
| Branse, Willis, and Knapp<br>(Morgan Estates) | 1175.09005     | 363.00        |
| (Besek)                                       | 1175.10132     | 1848.00       |
| (General zoning)                              | 1175.85263     | 33.00         |

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

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

## 8. ZEO REPORT:

Mr. Ventres reported that the DEEP is looking for request for proposals for the former Sunrise Resort. A brief discussion ensued regarding previous proposals. An informational packet had been included in each commissioner's package.

Mr. Curtin arrived at this time.

Ms. Stone inquired about the existing structures at Sunrise Resort. Mr. Ventres read from the handout that the developer would be responsible for removal of all structures.

Mr. Ventres stated that no one who constructs/renovates campgrounds had responded the first time.

The Commission next discussed Grandview Camp Resort. A listing of the desired activities was sent to each commissioner in his/her packet. Mr. Ventres stated the applicant needed to specify how many people they would have.

Mr. Thomas asked if the applicant could apply for anything else before they were in compliance with the previously approved application.

Mr. Brownell asked if the applicant could apply for year-round usage, with a restaurant. Mr. Ventres stated they would have to go for a zone change first.

Mr. Ventres reported that since the commission's approval, the applicant's engineer has found additional septic area. Mr. Ventres stated they do not have this new area designated on a plan yet.

Mr. Curtin asked about sleigh rides, and if the applicant planned to use the land across the street. Mr. Ventres again stated that he told the applicant that nothing new could happen until they have the septic area on a plan, and it was approved by Chatham Health District.

Mr. Curtin distributed a card for Grandview, which was obtained at a local business in town. This card listed many activities available.

Mr. Ventres displayed the marked up plan for the Plains Road reconfiguration. The Commission has received a letter from Attorney Scott Jezek regarding this project, on behalf of Mr. Michael Maus. Mr. Ventres reviewed the configuration, drainage, etc. Mr. Ventres stated in order to gain enough access, they could potentially either go with a steeper slope and a guard rail, or to put in a small retaining wall. It was noted that this entire area is considered a State road, and will continue to be a State road. Mr. Curtin asked who would maintain grass, to which Mr. Ventres indicated the Town would maintain that. Mr. Brownell stated this was part of the Town Green at the lower end.

Mr. Casner indicated the original idea came from the EDC to get the Moodus Green and the Amasa Day House joined. He noted that the State wanted the property owners to be in agreement wherever the work and improvements were planned.

Mr. Thomas asked what the process would be for meetings with property owners, etc., and who was responsible for the process. Mr. Ventres recommended that they come up with a conceptual plan. The Selectmen need to have a meeting. Mr. Casner stated that Mr. Maus owns three of the properties involved.

Mr. Brownell stated for some people, they would have a larger green area. Mr. Casner stated the EDC brought this idea to the Selectmen. Mr. Casner believed the EDC would be willing to be the driving force behind talking to the property owners, etc. to see if the neighbors would be agreeable to the project.

Mr. Ventres discussed the budget. Planning & Zoning currently has 56% of its budget remaining. One thing that has been taken out of this commission's budget is the legal expenditures. It is being held under a separate line. It was noted that there really is nothing different they can do about the legal budget at this point. Although Banner is coming for an application, between the P&Z and IWWC engineering budget lines, he believed they would be covered. In addition, Banner's fees should cover the reviews.

Mr. Ventres stated the Milan Cais matter is going to a Town Meeting, on or about February 1, 2012.

Mr. Brownell inquired about an ambulance that sped past his house yesterday on Hungerford Road. Mr. Ventres reported that the ambulance mistakenly went to the other Hungerford Road first, and then to the Hungerford Road near Mr. Brownell's house. Mr. Brownell asked who was working on the project with the duplicate names. Mr. Ventres said the work was being done by the emergency personnel.

Mr. Ventres reported progress on North Moodus Road, but that additional debris removal is needed.

The Commission briefly discussed the blight ordinance.

Noting 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) Continued: 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: January 25, 2012**

Attorney Scott Jezek addressed the Commission on behalf of the applicant. He stated this has been waiting for the Chatham Health approval. He stated they had to make a couple minor changes to the plan, which was delivered electronically earlier. He distributed 6 additional sets of plans.

Mr. Ventres read into the record the approval letter from the Chatham Health District, dated January 24, 2012.

Mr. Ventres stated this was the only outstanding issue from the last meeting.

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

**Motion by Mr. Curtin, seconded by Mr. Matthews to close the public hearing for Application 04-11, Patricia McNamee, Wickham Road, Subdivision Review for a proposed 2-lot subdivision. Motion carried by unanimous vote.**

**Motion by Mr. Curtin to approve Application 04-11, Patricia McNamee, Wickham Road, Subdivision Review for a proposed 2-lot subdivision with the condition that the Chatham Health District's requirements must be adhered to. Motion seconded by Mr. Gillis, and carried by unanimous vote.**

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

**B) Continued: Application 05-11, Averum Sprecher, Parker Road, Subdivision Review for a proposed 2-lot subdivision (re-subdivision of previously approved lot #5). Assessor's Map 29, Lot 19.**

**First date: January 10, 2012**

**Last date: February 13, 2012**

Attorney Jezek addressed the Commission on behalf of the applicant, Averum Sprecher, who was also present.

As in the last application, this application was waiting only for the Chatham Health District approval. Mr. Ventres read into the record the January 17, 2012 conditional approval from Elizabeth Davidson, Chatham Health District.

Mr. Brownell opened the hearing to the public.

Mr. Rick Gilgosky, 149 Parker Road asked about the 50-foot right-of-way to the back lot. Are they opening a 50-foot gap at the top of Parker Road. Mr. Curtin asked about this at the last meeting, and stated this was access to the Town's land in the back. Mr. Lavasseur approached the table and reviewed the plan. He asked if the Town planned to put in a parking lot, etc. in this area. Mr. Curtin stated he could not speak for the Town, but there were no current plans to do that. Mr. Ventres explained that this would likely be a walking trail to the back parcel.

Attorney Jezek stated when the plan was originally drawn, the back lots were not allowed. Because of the uncertainty of the regulations, this is the reason the plans were left like this.

**Motion by Mr. Thomas, seconded by Mr. Gillis to close public hearing for Application 05-11, Averum Sprecher, Parker Road, Subdivision Review for a proposed 2-lot subdivision (re-subdivision of previously approved lot #5). Motion carried by unanimous vote.**

**Motion by Mr. Thomas to approve Application 05-11, Averum Sprecher, Parker Road, Subdivision Review for a proposed 2-lot subdivision (re-subdivision of previously approved lot #5) with the following conditions: 1) The Chatham Health District's requirements must be**

met; and 2) to waive Sec. 7.6 of regulations which require a paved driveway apron. Motion seconded by Mr. Gillis, and carried by unanimous vote.

**C) Application 06-11, Donald Angersola, 71 AP Gates Road, Subdivision Review for a proposed 3-lot subdivision. Assessor's Map 31, Lot 34.**

**First date: January 10, 2012**

**Last date: February 13, 2012**

Mr. Roger Nemergut addressed the Commission on behalf of the applicant. He stated this had been continued for the Chatham Health District approval, as well as for some commissioners who had wanted to re-walk the site.

Mr. Nemergut distributed the plan for the project. Responsive to inquiry by Mr. Gillis, Mr. Nemergut stated that no changes had been made to the plans.

Mr. Ventres stated he had read the minutes from the last meeting, and noted some of the concerns about the wetland areas. Mr. Nemergut stated there is a note on the plan stating that "No activity beyond that which is allowed by the existing wetland permit shall occur within the 100-foot upland review area without first being reviewed by the Inland Wetlands and Watercourses Commission."

Mr. Ventres distributed small GIS maps showing the property lines, etc. He noted there is an existing barbed wire fence marking the property line.

Mr. Gillis asked if the Deriso property was #10 on this map. Mr. Nemergut confirmed that the Deriso property was #10.

Mr. Ventres stated there were comments regarding buffers. He stated there are regulations when the activities are different. He stated this is residential abutting residential.

Mr. Gillis recalled from the last meeting there were comments about the houses being backed right up to the property setbacks. Mr. Nemergut explained that very rarely are houses built exactly the way they are shown at this process. He believed there would be enough room when the individual applicant has a specific plan.

Mr. Deriso, 10 Ridgebury Road asked if the new property owner could clear up to their property line. Mr. Ventres stated they could clear up to the property line. He stated there are regulations in place for buffers when a different activity is proposed, but not residential to residential.

**Motion by Ms. Stone, seconded by Mr. Gillis to close public hearing for Application 06-11, Donald Angersola, 71 AP Gates Road, Subdivision Review for a proposed 3-lot subdivision Motion carried by unanimous vote.**

**Motion by Mr. Thomas to approve Application 06-11, Donald Angersola, 71 AP Gates Road, Subdivision Review for a proposed 3-lot subdivision and to grant the stormwater management waiver, with the condition that the Chatham Health District requirements must be adhered to. Motion seconded by Mr. Matthews and carried by unanimous vote.**

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

**D) Application 12-01, Robert and Beverly Ventres, 29 Mt. Parnassus Road, Home Occupation/Special Exception Review for an extermination business to be run from their home. Assessor's Map 27, Lot 93.**  
**First date: January 24, 2012** **Last date: February 27, 2012**

Mr. Brownell noted for the record that Mr. James Ventres has recused himself from this application, and left the building.

Mr. Robert Ventres approached the table and reviewed his proposal for an extermination business. He planned to store approximately one week's worth of materials at his home. He anticipated deliveries to his home every two weeks.

Responsive to inquiry by Mr. Gillis, Mr. Ventres did not plan to advertise with signage at his home. Mr. Ventres stated he did not plan to have the public coming to his house.

It was noted that the supplies would be stored in a 6ft. x 6ft. locked building. Mr. Salicrup asked about spills, etc. Mr. Ventres stated there was containment underneath the storage area, but he would have to contact the State if there were any spills.

The hours will be from 7:00 a.m. to 4:00 p.m.

Mr. Curtin asked if Mr. Ventres held a license, to which Mr. Ventres responded he held a supervisor's license for pest control.

Mr. Brownell asked if the State inspected this area, to which Mr. Ventres stated it would. Mr. Salicrup asked if the Town would inspect this. Mr. Curtin believed in this instance, Mr. Puska would have to inspect this area to make sure our home occupation requirements are met. He stated it could not go through Mr. Ventres.

Mr. Brownell opened the hearing to the public.

Mr. Robert Casner asked if someone came in to make sure that it is set up as it should be. Mr. Brownell confirmed that Mr. Puska could make sure the home occupation requirements are met. The State can come in at any time to make inspections.

Ms. Stone asked how often State inspections typically happen. Mr. Ventres responded that they typically come in once or twice per year.

**Motion by Mr. Curtin, seconded by Mr. Gillis to close the public hearing for Application 12-01, Robert and Beverly Ventres, 29 Mt. Parnassus Road, Home Occupation/Special Exception Review for an extermination business to be run from their home. Motion carried by unanimous vote.**

**Motion by Mr. Curtin to approve Application 12-01, Robert and Beverly Ventres, 29 Mt. Parnassus Road, Home Occupation/Special Exception Review for an extermination business to be run from their home with the following conditions:**

- The hours of operation shall be from 7:00 a.m. to 4:00 p.m.
- An inspection shall be conducted by the Zoning Enforcement Officer.
- A sign permit must be applied for at the time a sign is put up
- Deliveries no more than once per week.

**Motion seconded by Mr. Gillis, and carried by unanimous vote.**

Ms. Stone excused herself from the meeting at this time.

Mr. James Ventres returned to the meeting at this time.

## **8. ZEO (Continued):**

Mr. Ventres distributed a plan that was dropped off today for a special exception application for a 4000+ square foot home in the Gateway conservation zone at 35 Creek Row Road.

Mr. Ventres stated they have to work on the septic, as the original design was for 6 bedrooms, but there is an apartment, which bumps the septic requirement to 7 bedrooms. There are also issues with the well radius and septic areas. Mr. Ventres believed he would have this application for acknowledgment at the February 14<sup>th</sup> meeting.

Mr. Ventres reported that the State is doing a flyover, and they are looking for a buy-in from the Town. Mr. Ventres sent the information to Sewell.

## ***TAPE CHANGE (2A)***

Mr. Ventres stated that Sewell was not made aware that the State was doing this. The Sewell representative was going to contact the State. Mr. Ventres hoped that the State information can be blended with our current GIS data, which would mean a savings to the Town. He will report on this at a future meeting. This would come out of the Commission's capital improvement budget.

## **7. REVIEW OF REGULATIONS:**

Mr. Brownell asked if the commission wanted to look at the regulations this evening, or wait until the next meeting.

Mr. Brownell informed Mr. Casner that Mr. Matthews would be the P&Z liaison to the EDC.

## **9. ADJOURNMENT**

**Motion by Mr. Curtin, seconded by Mr. Matthews to adjourn at 9:04 p.m., and carried by unanimous vote.**

Respectfully submitted,

Holly Pattavina