

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
February 28, 2012
(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), Ed Gubbins (alternate member), Harvey Thomas (regular member), John Matthew, Kevin Matthews, Louis Salicrup, Jessica Stone (alternate member)

COMMISSIONERS ABSENT: Crary Brownell – Chairman, Bernard Gillis (regular member)

OTHERS PRESENT: Emmett Lyman, James Ventres

Mr. Curtin appointed Ms. Stone to vote in place of Mr. Brownell and Mr. Gubbins to vote for Mr. Gillis this evening.

3. MINUTES

The minutes of the February 14, 2012 meeting were accepted as presented.

4. BILLS

<u>Vendor</u>	<u>Amount</u>
Suburban	\$196.74
NL Jacobson (general consultation bond)	233.40

Motion by Mr. Salicrup, seconded by Mr. Gubbins to pay the bills as presented. Motion carried by unanimous vote.

5. ACKNOWLEDGMENTS AND SET HEARING DATES

A) Application 12-02, Steven Somosky, Creek Row, Special Exception Review to construct a single family residence. Assessor's Map 26, Lot 41.

First date: February 14, 2012

Last date: April 18, 2012

Mr. Ventres reported that the ZBA continued its meeting, as they are waiting for the Conservation Commission and other reviews. Mr. Ventres recommended the public hearing be set for March 27, after the ZBA's meeting on March 22, 2012. The Gateway Commission gave an unfavorable report due to the height.

Mr. Matthew asked what would happen if the ZBA continued the hearing at their next date. Mr. Ventres stated they could open the hearing and continue it.

The application has been sent out for Chatham Health review, as well as to the Town's engineer for review.

The consensus of the Commission was to table this item for discussion at the next meeting.

6. REVIEW OF PLAN OF CONSERVATION AND DEVELOPMENT

Mr. Ventres distributed copies of the Plan of Conservation and Development checklist. He informed the Commission that he recently attended a meeting on this. It was recommended that the Commission review the Plan on an annual basis, which many other towns were not doing. It was also recommended that every 8 or 9 years, that they go to Town Meeting to reaffirm it.

Mr. Peter Simmons introduced himself as the new Economic Development Coordinator.

Mrs. Deb Mathiasen asked, as their goals or tasks are completed, if the checklist will change. Mr. Ventres stated he would put together an addendum, rather than go through the cost of reprinting the Plan each year.

Mrs. Mathiasen stated she would like to make some changes to the EDC's checklist for next year. She stated that some items have already been completed. She asked if the checklist could be updated for next year. Mr. Ventres stated that policy would be a real change, where they would likely want to go back to a Town Meeting.

Mrs. Mathiasen stated she had questions about other commissions' checklists. It was noted that if the Planning & Zoning Commission has not heard anything from certain commissions or boards by the seventh or eighth year, the Commission will schedule a meeting with those various boards or commissions.

It was decided that Mrs. Mathiasen would speak with Mr. Ventres outside of this meeting to determine the status of some tasks from other commissions.

Mrs. Mathiasen distributed a letter from the EDC dated February 28, 2012 regarding vacant commercial properties, such as at the intersection of Routes 151 and 82. Mr. Casner stated there are a couple vacant houses near the intersection of Route 151. He believed this could look like the professional buildings at the south end of Middletown's green. He discussed the possibility of some development for restaurants,

etc. in this area, if the sewer could be extended to reach the areas. He stated they would like to be able to tell potential property owners whether or not use would be feasible in certain areas.

The Commission discussed the current sewer treatment plant. Responsive to inquiry by Mr. Curtin, Mr. Ventres indicated that the building was having some work done, but nothing is being done at this point to change or increase the capacity. He added there is no need to increase the capacity at this point. Mr. Ventres stated that restaurants, etc. are not a problem for a wastewater treatment plant. He stated some industrial businesses would be limited because of the chemicals that would be discharged into the sewer are prohibitive waste.

Mr. Thomas asked what it would cost to expand the sewer, compared to what the grand list would be to expand. Mr. Ventres believed that would be a good thing to put on paper for review. He stated they know what their peak is, based on double shows at the Goodspeed, or a wedding at the Gelston House. There have been no problems thus far.

Mr. Salicrup asked if the EDC has been approached by anyone. Mr. Casner stated they have been approached in the past. The realtors, etc. know the limitations of the buildings. Mr. Casner stated they need to have some way to adjust the uses, etc. so that people will want to move their businesses there.

Mr. Casner stated they were just trying to get some discussion going about what the possibilities are for various buildings. He said it would be beneficial to be able to tell people what it would cost for septic, etc. Mr. Gubbins asked about running sewer down the State road. Mr. Ventres stated there would be two bridge crossings, etc. He recalled that Johnsonville wanted to run sewer lines all the way down to the plant; however, once the lines are installed, anyone along that line can tap into it if they so choose. He stated they could break out some preliminary costs.

Responsive to inquiry by Mr. Matthew, Mr. Ventres believed the cost of running the sewer line from Johnsonville was approximately \$300 per foot at the time of the Johnsonville application. Ms. Stone noted the cost would likely be more now.

Mrs. Mathiasen stated they are continuing to work on the website. They believe they have approximately 150 hits per day. The subcommittee is moving forward with the farmers markets. They continue to work on their goals.

Mr. Curtin asked the status of the green roadway project. Mr. Casner stated they are continuing to work on this, but they need further discussions with the property owners. Mr. Ventres added that they need to meet in the field to discuss the project and potential issues. Mr. Nemergut has prepared plans for discussion with the emergency officials and the property owners.

Mr. Ventres had a report from Tiffany Quinn, East Haddam Parks and Recreation Director, stating that no changes have been made by the Parks and Recreation Commission, but she would like to be more specific about their needs and sites.

Mr. Ventres distributed a letter dated February 27, 2012 from Patricia Young of the Eightmile River Wild Scenic Coordinating Committee. She asked that when the Town updates its Plan that it would note that the Eightmile River received Congressional approval as a Wild & Scenic River in 2008.

TAPE CHANGE (1B)

Mr. Ventres distributed a handout from the Agriculture Commission. They would like to be added to the Plan of Conservation and Development as a new Commission. He explained that they have developed their own checklist.

The Commission discussed the town and people who have chickens or various livestock. The UCONN extension published a document regarding costs, health of animals, etc.

Mr. Ventres noted that the P&Z Commission reviewed its own checklist at the last meeting to make sure they are on track for their checklist items.

Mr. Curtin noted that any board or commission can approach this Commission at any time. They just try to have an annual review to make sure it gets done.

7. REVIEW OF REGULATIONS

Mr. Ventres distributed copies of a regulation of earth material operations, Section 19. Mr. Ventres put this regulation language together three years ago. He asked if the Commission would like him to go back to Attorney Branse to see if there has been any new case law.

The Commission discussed grandfathered pits. He stated that the Dill pit is an obvious one that would be grandfathered.

The Commission noted that any time digging is done, the area is expanded. It was decided that Mr. Ventres will check with Attorney Branse on this.

Mr. Ventres reviewed Section 19.3.3 and the requirement of 300 cubic yards of material. Mr. Ventres asked if 500 cubic yards would be a good size. Mr. Curtin believed that would be plenty. Ms. Stone believed 500 cubic yards should be the maximum. Mr. Curtin stated he would try to find something around town that he could give people for an example, as well as dimensions for landscape mounds, etc.

The Commission briefly discussed changes to 19.5.14, if it would be feasible to use larger areas, elimination of 19.6, 19.7, and 19.8.

Mr. Ventres will make changes for the next meeting.

Ms. Deborah Williams asked about sizes of the gravel areas. Mr. Curtin explained how earth removal permits functioned.

8. ZEO REPORT

Mr. Ventres distributed photos of the property of Milan Cais. Mr. Ventres received a phone call from a property owner on Sillmanville Road. There are now issues with materials being deposited at a house on Sillmanville Road by Mr. Cais. Mr. Ventres asked the Commission for direction. Mr. Thomas believed they should issue a cease & desist order. It was agreed by the Commission that Mr. Ventres should move toward ending this issue as quickly as possible through a cease & desist order.

Mr. Ventres noted that the property owner on Petticoat Lane has not been cooperating with removal of debris.

Mr. Ventres spoke with the relatives on the North Moodus property. He stated they would meet the property owner in the yard and give them deadlines for removal.

Mr. Ventres stated there is another issue on Sillmanville Road. There is an absentee owner. The tenant has left, there is graffiti on the building and the basement door has been kicked in.

9. ADJOURNMENT

Motion by Mr. Gubbins, seconded by Mr. Salicrup to adjourn at 8:58 p.m., and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina