

**PLANNING & ZONING COMMISSION/OPEN SPACE COMMITTEE
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
June 12, 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: Crary Brownell – Chairman arrived at 7:24 p.m., James Curtin (regular member), Bernard Gillis (regular member), Harvey Thomas (regular member), Kevin Matthews (regular member), John Matthew (regular member), Louis Salicrup (regular member), Jessica Stone (alternate member)

COMMISSIONERS ABSENT: Ed Gubbins (alternate member)

OTHERS PRESENT: James Ventres, Emmett Lyman, and approximately 5 townspeople were present.

3. MINUTES

Motion by Mr. Salicrup, seconded by Mr. Matthews to add review of the minutes of the May 22, 2012 meeting. Motion passed unanimously.

The minutes of May 22, 2012 were accepted as amended on page 3, first paragraph, to add a clarification that Mr. Curtin was referring to a large, two-story colonial house, as opposed to a standard two-story house.

4. BILLS

Motion by Mr. Salicrup, seconded by Mr. Matthews, and unanimously voted to add Bills to the agenda.

<u>Vendor</u>	<u>Amount</u>
Branse, Willis, and Knapp	\$148.50
Hartford Courant (legal notices) (5/31/12 run date)	370.94

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

5. ACKNOWLEDGMENTS AND SET HEARING DATES

A) Klar Crest Realty, Inc., property owner, re-approval of Special Exception application of previously approved summer camp, 11 Johnsonville Road. Assessor's Map 55, Lot 1.

First date: June 12, 2012

Last date: August 15, 2012

No one representing the applicant was present at this meeting. Mr. Ventres stated this applicant was looking for a re-approval of their previous approval. They have not met all of the requirements of the last approval. They have requested to be on the June 26, 2012 agenda.

Mr. Ventres has forwarded the plans to the fire marshal, who has requested additional information.

Mr. Brownell asked who was here for the last application process. It was noted that few members were here during the last application. The consensus was to schedule a field walk before the June 22 meeting. It was decided to schedule a field walk for Monday, June 25, 2012 at 5:30 p.m. Mr. Ventres will send out notice.

Mr. Curtin asked if they needed to get wetlands approval again, to which Mr. Ventres explained they did not.

Motion by Mr. Curtin, seconded by Mr. Salicrup, and carried unanimously to set a public hearing for June 26, 2012.

4. REVIEW OF REGULATIONS

A) Lighting

Mr. Ventres had sent a draft to each commissioner.

Mr. Salicrup questioned glare, and asked if this was subjective. Mr. Ventres stated it is subjective, but is a judgment call for the commission.

Mr. Curtin referred to 26.6.7 and suggested this read "code required lighting".

Mr. Brownell asked about 26.8.2, and asked if this would include existing lighting. Mr. Ventres stated it could, if it involved a hazard.

The Commission discussed 26.5.13 and 26.5.5. The commission did not understand to what 26.5.5 referred, and suggested they either clarify what this meant, or delete it from this draft. Regarding 26.5.13 – Light Trespass. Mr. Ventres stated the footcandles (Ft-C) of moonlight is 0.02. Mr. Curtin suggested Mr. Ventres take a couple measurements around town, specifically Plains Road and around Moodus center, etc. for discussion purposes.

Mr. Ventres simplified lighting for recreational facilities.

Mr. Brownell asked if they were ready to send this to Attorney Branse. Mr. Ventres stated he would clean up the language on the foot candles first.

The Commission discussed the other regulations. Mr. Ventres stated they took the cruise, which was well attended. River Road in Deep River/Essex had the majority of the built property. Mr. Brownell asked when the Gateway height regulation went into effect. Mr. Ventres stated there was a revision to the regulation in 2004.

Mr. Brownell stated there were four items ready to go to public hearing. These were ready to go to public hearing on July 10, 2012. These are on Midstate's next agenda. Mr. Ventres will notify local boards and commissions prior to the public hearing so they have time to review them and attend the public hearing.

The Commission discussed the regulation and various roof pitches with examples. Mr. Curtin asked what if they required terracing. Mr. Ventres stated the ZBA would look at the landscape design, etc. Mr. Curtin suggested they look at the natural terrain requirements.

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) Zeiller Associates Property – Florida and Clark Hill Roads, 103 acres

And

B) Pages Property – Parker and Florida Roads, 238 acres

Mr. Ventres stated the Open Space Committee did not have a quorum, but he has noted who is present this evening. The following people were present from the Open Space Committee:

Robert Bennett
Mary Augustiny
Todd Gelston
Emmett Lyman

Mr. Ventres stated there was a grant opportunity that ends June 28, 2012. There are two pieces of property, the Zeiller and Pages properties. Mr. Ventres oriented the two parcels on the plan. This is directly connected to the Dean parcel, and has trails to the Harris property.

A) Zeiller Associates property – Florida and Clark Hill Roads, 103 acres

Mr. Ventres stated that the owners chose to take out 4.6 acres, to include the single-family house, a barn, etc. From the North, he oriented the top third where the power lines are located. This property

has 4,000 feet of frontage on Roaring Brook. Just using the existing trails, there are approximately 3 miles of pathways. There is a fresh water stream that holds native brook trout. There is a brown trout population.

Both of these properties are in the Whalebone Creek watershed areas, which has significance.

There have not been a lot of studies of native species, etc. on these parcels, but it is close to the Eightmile River watershed. The habitat is the same here. The area has viable parking spots.

Mr. Ventres reviewed the Pages property. It is comprised of 238 acres. To the North is the Dean and King properties.

TAPE CHANGE (1B)

To the west is Parker Road. There is a deed reference called the Hatch lot. Mr. Brownell stated this was always known as the Hatch lot and the summer grazing area.

There is an existing roadway. There was an intent to build a house at the top of the hill. During the winter, one can see Long Island Sound from the top of this hill. There are old logging trails, which encompass approximately 4.5 miles.

Mr. Ventres stated there is another access point, which is only 600 feet from the Zeiller property. There is an access road off Parker. They will be able to interconnect the trails from the Dean property.

If one looks at these parcels interconnected, it encompasses about 700 acres of land. At the top of this hill, one could easily see a meteor shower here, or just star gaze.

At this point, there is 1.8 Million left in the bond authorization. The Zeiller parcel is \$465,000.00. The Pages property is \$1 Million. If the State grant is awarded, it would take off approximately \$600,000. There would be enough left on the bond authorization to cover this purchase.

Mr. Ventres reviewed items a – f from the Plan of Conservation and Development, which included preservation the diverse and native plants, animals, preservation of farmland and productive forest land, protection of critical or threatened species, etc.

Mr. Ventres stated this has been through most of the boards and commissions. He has gotten approval from the boards and commissions. He did not know about the EDC. Mr. Casner stated the EDC did not have a quorum at their last meeting.

Mr. Brownell inquired about the bonding. He asked if the townspeople would vote before finding out about the State grant. Mr. Ventres explained they would not vote until they had a solid number. He did not know when they would complete the review, etc.

Mr. Brownell asked if hunting was allowed on the Dean property. Mr. Ventres stated since there was agricultural use, they left the hunting to Mr. Dean. For these two new parcels, hunting would be

allowed. The Town looks at the parcel, they subtract wetlands and watercourses, and determine how many permits can be given. Mr. Brownell asked about rifles, to which Mr. Ventres stated they decided to eliminate rifles, and allow shotgun.

Mr. Salicrup asked how much was left in the original bond. Mr. Ventres stated there was \$1,848,000 left. Mr. Gillis asked if the reimbursement would vary for the two parcels. Mr. Ventres stated for the Dean parcel, they received \$400,000 of the \$820,000. The State will also do their own appraisal.

Mr. Ventres stated that Richard Snarski, soil scientist, as well as Brian Curtis, the Commission's engineer, looked at both parcels for potential development. It was their opinion that the Pages property could accommodate 13 large building lots. For the Zeiller property, past the power lines, they could have a denser development of approximately 19 lots. Both properties are in the R-2 zone.

Mr. Brownell asked if the Town acquired all of these properties, if they would consider opening Parker Road. Mr. Ventres did not believe they would, particularly since the Town acquired the Gator and would be able to access most areas.

Ms. Stone asked if the Zeiller property would be cleaned prior to purchase. Mr. Ventres stated they have given the property owner draft language that the property would have to be cleaned up 10 days prior to closing.

Mr. Brownell opened the hearing to the public.

Mr. Robert Borden, Mill Road, stated he wrote to the Selectmen, with a copy to Mr. Ventres. He asked if these would be addressed. Mr. Ventres read into the record this letter. Mr. Ventres stated the front of Mr. Borden's property is town property. He stated there was discussion about putting a small parking area behind the stone wall, with a small pathway. He gave Mr. Borden a sample of the signage. He stated he would like to work with Mr. Borden on this, since it is still a Town road.

Mr. Brownell asked for clarification of Mr. and Mrs. Borden's driveway, and if the triangle was actually Town owned. Mr. Ventres responded to this and stated it was.

Mr. Ventres stated that he could not say that no one would ever use this access. Mr. Curtin believed that it would not be actively used. He stated the most feasible way into this property was through the driveway that was created by the owners. Mr. Ventres stated he was recently asked about trailering horses to various areas for horseback riding.

Mr. Ventres read into the record the next part of Mr. Borden's letter, which referred to hunting and access. Mr. Ventres stated when someone would come to hunt, they would get a copy of a map, including house locations, etc. They also have small signs labeled "entering" and "leaving" on all Town properties. He further stated that when people are legally allowed to hunt properties, and they become stewards of the property.

Mr. Ventres read into the last portion of the letter regarding protection of the property in perpetuity. Mr. Ventres stated the East Haddam Land Trust is also contributing \$35,000 toward the Pages property.

Both properties will have conservation language for the deed. It is the hope that the land swap will be defeated either in this legislative session or the next. It was the intent of the Town Ordinance to keep this for conservation.

Mr. Lyman stated he has been involved in every open space parcel. This is the first property that has tremendous opportunity for recreation in town. There could be opportunities for people to go hiking, scouts, cross country skiing, stargazing, etc. It ties into many other properties. He believed the road contributed incredible opportunities, and he is extremely enthusiastic about this property.

Ms. Susan Borden asked how this property would be policed. Mr. Ventres stated the people who are hunting illegally are criminals. There is a DEEP tip line that hunters who have gone through the proper steps of obtaining a permit can call. He believed this would lessen the impacts. Mr. Lyman stated he has property in Enfield, and believes having people on the property helps.

Mr. Todd Gelston seconded Mr. Lyman's comments, and believed this would be a great benefit to the Town.

Motion by Mr. Thomas, seconded by Mr. Salicrup to close public hearing.

Motion by Mr. Thomas to approve and recommend to BOS the acquisition of the Zeiller property and Pages property in accordance with the Town's Plan of Conservation and Development. Seconded by Mr. Matthews, and carried by unanimous vote.

8. ZEO REPORT

Mr. Ventres stated they have received a memorandum of decision on the Besek case. They have filed a motion for articulation.

Mr. Ventres stated they have continued to work on removal of junk debris. There is currently an issue on Honey Hill Road that will be addressed soon. All of the debris has been removed from the property on Bogel and Sims Road. Approximately 20 vehicles were removed.

Mr. Ventres stated the State decided they wanted to verify the location of the sewer lines, rather than rely on the as-builts for the two East Haddam bridges.

TAPE CHANGE (2A)

Mr. Ventres stated the project is expected to take approximately one year, and the State plans to completely close this section of Route 82 to traffic. Discussion ensued.

Mr. Brownell asked about Grandview. Mr. Ventres stated they were up and running. Ms. Williams stated they were very busy over Memorial Day weekend. She estimated 35 sites were used. Since then, there has not been much traffic at all.

The Commission asked about the noise. Ms. Williams stated the concert was pleasant, not too loud, and the lights went out so that people had to use flashlights.

9. ADJOURNMENT

Motion by Mr. Matthews, seconded by Mr. Salicrup to adjourn at 9:07 p.m., and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina