

PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
August 14, 2012
(Not yet approved by the Commission)

1. CALL TO ORDER

The meeting was called to order at 7:15 p.m. by Chairman Crary Brownell at the Town Grange.

2. ATTENDANCE

Members Present: Crary Brownell, James Curtin, Bernard Gillis, John Matthew, Kevin Matthews, Louis Salicrup, Ed Gubbins (arrived 7:25 p.m.)

Members absent: Harvey Thomas, Jessica Stone

Others present: James Ventres, Land Use Administrator

3. MINUTES

The Commission reviewed the July 24, 2012 meeting minutes.

The following changes were made:

Page 2; 3rd paragraph, sentence should read "Mr. Ventres noted that Mr. Bob Scully from the **State Department of Public Health** reviewed this site....."

Page 2; last paragraph, 2nd sentence, should read "Mr. Brownell stated he listened to the tapes **of the previous meeting**".

Page 3; 1st paragraph, 1st sentence should read, "Mr. Ventres stated last week, he, the State Fire Marshal, the Town Fire Marshal, **Don Angersola**, the Town Building Official, **Keith Darin**, Don Mitchell of Chatham Health **District....**"

Page 3; 1st paragraph, 4th sentence should read, "The main hall had several issues, which the fire marshal went over with the **camp operators.....**"

Page 3; 3rd paragraph, last sentence should read, "The applicant stated he would be ready, but later called to say they would not be ready **for the next week.**"

Page 5; B) Minimum Buildable Square – "**Commission continued to the next meeting**"

Page 5; add, "**C) Resort Zones,**" under B) Minimum Buildable Square

Page 5; under D) Gateway Height Regulation, the first sentence should read: "Mr. Ventres has asked the **architect who designed the Creamery Road house** for some examples of various house styles, etc. for use with the Gateway regulation".

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

4. **BILLS**

Suburban Stationers	\$ 26.07
Branse, Willis and Knapp	165.00
Hartford Courant	360.94

A motion was made by Mr. Curtin to pay the bills as presented. Seconded by Mr. Gillis and carried by unanimous vote

5. **ACKNOWLEDGEMENTS AND SET HEARING DATES**

A) Application 12-13, proposed zone change for property located at 374 Town Street to allow property to be used as a coffee house. Assessor's Map 27, Lot 90.

The Commission discussed the Economic Development Commission's request to add restaurant as a use for the property located at 374 Town Street. The Commission felt that it might be more beneficial to look at the entire sub zone within that particular area.

A motion was made by Mr. Curtin to set a public hearing date for September 25, 2012 to consider the proposed zone change. Seconded by Mr. Matthews and carried by unanimous vote.

A motion was made by Mr. Curtin to change the order of business. Seconded by Mr. Matthew and carried by unanimous vote.

8. **ZEO REPORT**

A) Camp Chomeish/Grandview Campground Resort

Mr. Ventres reported that Camp Chomeish did not receive a Certificate of Occupancy or youth camp license from the State of Connecticut, but still brought 50 to 60 girls to the camp on August 7th. The facility was not close to being ready to open. The girls were then moved to Grandview Campground Resort, a facility that did not have the ability to operate a youth camp. Building Inspector, Keith Darin, and Fire Marshal, Don Angersola, witnessed the 50 to 60 girls and inspected the theater building in which they were going to sleep. While the building was not approved for this particular use, our officials felt it was safer than any facility at Camp Chomeish. Since neither facility was approved by the State, the girls were moved to an approved camp in Pomfret.

Mr. Ventres noted that both facilities were in violation of their approvals and this put children at risk. He recommended that a Notice of Violation be written to document these violations just in case they decided to continue to violate their approval conditions. Mr. Ventres stated that he would supply the Commission with a draft for the nest meeting.

B) Besek property – North Moodus Road

Mr. Ventres stated that the Court has amended their previous order to require that all offending buildings and structures be removed. Mr. Ventres reported that most buildings have already been removed and that the rest are to be removed by October 15th.

C) Public Information notice – Route 82 bridge repairs

Mr. Ventres distributed notices for a public information meeting to discuss the repairs on the two bridges on Route 82 over Hemlock Valley Brook and Hungerford Brook. The meeting will be held on Thursday, August 30, 2012 at 7:00 p.m. at the East Haddam Town Hall.

D) Skateboard Park

The Commission wanted to know if the buffers could be installed. It was the consensus of the Commission that it is required of all other applicants to complete their projects per the approved plans, but in this instance the Town has not. The Town should be held to the same standards as all property owners within the Town.

Mr. Ventres noted if something couldn't be completed, then the Town could bond for the rest. He said that he just did not see any sense in bonding ourselves. The trees could be planted by the middle of September when more rain water is expected. With the school water system shut off, it would have been difficult to keep any transplanted trees alive.

The Commission directed Mr. Ventres to see if a wood fence between the driveway and the Shea property line would be a more feasible option. Mr. Ventres said that he would speak to Recreation Commission and the Board of Selectmen.

6. PUBLIC HEARING

A) Continued: Cul-de-sac design – Subdivision Regulations

Mr. Matthews read into the record the public hearing notice.

Mr. Ventres stated that Brian Curtis, P.E., has provided the Commission with a standard detail drawing for a tear-drop cul-de-sac with a center island. The sheet allowed flexibility in construction and had the following wording added to the sheet:

“Curbing to be determined on a project basis”

“Natural vegetation to remain or low maintenance planting plan to be approved by the Commission. Consideration to be given to stormwater management area”

“Note: The Commission may consider alternative center island cul-de-sac layouts as proposed by the designers and reviewed for functionality by the town Engineer and the Director of Public Works.”

Mr. Ventres noted that Beth Lunt, Public Works Administrator, asked for the tear-drop shape instead of the circular cul-de-sac. Mr. Curtin said that trucks are better able to negotiate the tear-drop shape cul-de-sac.

Mr. Brownell opened the hearing to the public.

No comments were offered.

A motion to close the public hearing was made by Mr. Gillis. Seconded by Mr. Gubbins and carried by unanimous vote.

A motion was made by Mr. Curtin to approve the subdivision specification in detail for cul-de-sacs dated August 2012. Seconded by Mr. Gillis and carried by unanimous vote.

7. DISCUSSION

A) Lighting

Mr. Ventres said that he and Attorney Branse will work on a modified draft that included the sections Attorney Branse felt were needed.

B) Minimum Buildable Square

The Commission had a lengthy discussion regarding this topic. Mr. Curtin stated he would like to review all of the components of the minimum square criteria; slope, depth to ledge, depth to water, and the exclusion of the upland review area. He felt that 20% slope was too shallow and that a 40% slope was a workable number. He also stated that it was his opinion that the ledge and water limits made too many buildable areas unbuildable.

Mr. Ventres noted that these regulations were created to deal with stormwater issues and the recommendations came from the engineering firm of Milone and McBroom. The project was sponsored by the University of Connecticut Extension Center or NEMO.

Mr. Gillis asked for defined recommendations for slope, ledge, etc. He also suggested that some examples be made available for review.

Mr. Matthew said that the Commission needs an opportunity to review each site and then decide if it could relax the regulations. He said that he was more concerned with the absorption rate on slopes and was more concerned on what happens after the first inch of stormwater.

Mr. Gillis noted that parameters have to be set for the Commission to review applications.

Mr. Curtin felt if the volume of water cannot recharge the water then the burden was on the landowner. He stated perhaps more land would be needed for areas with limitations.

The Commission discussed variances vs. waivers – neither which seemed to work.

Mr. Casner stated that Southwinds would never meet today's regulations.

Mr. Brownell recommended that Mr. Casner, Mr. Curtin and possibly Roger Nemergut, P.E., work on some recommendations for the Commission's review.

C) Resort District Mapping

Mr. Ventres presented a map of the existing resort zone. He noted two sections were completely residential uses.

The first section was south by Power House, Cherry Swamp, and Sillmanville Roads, east by the Town of East Haddam/East Hampton town line, north and west by the Salmon River.

The second area was north by the East Haddam/ East Hampton town line and Sillmanville Road, south by Clark Gates Road, east by Trowbridge Road, and west by North Moodus Road.

The schedule of conforming lots and other building requirements are the same in a "Resort Zone" and a one-acre "Residential Zone".

Per the assessor, the proposed changes would not affect the land values. Mr. Ventres noted that it may actually help, since most appraisers don't know what a "Resort Zone" is.

The Commission directed Mr. Ventres to draft a letter to all of the property owners in the affected areas.

D) Gateway Height Regulation

Mr. Ventres informed the Commission that he is still waiting for drawings from the architect who designed the Creek Row home.

8. ADJOURNMENT

A motion was made by Mr. Matthews to adjourn at 9:35 p.m. Seconded by Mr. Gubbins and carried by unanimous vote.