

**PLANNING & ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
August 28, 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:** Cary Brownell – Chairman, John Matthew (regular member), Harvey Thomas (regular member), Louis Salicrup (regular member), Jessica Stone (alternate member)

**COMMISSIONERS ABSENT:** James Curtin (regular member), Bernard Gillis (regular member), Ed Gubbins (alternate member), Kevin Matthews (regular member)

**OTHERS PRESENT:** James Ventres

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

**3. MINUTES**

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

**4. ACKNOWLEDGMENTS AND SET HEARING DATES**

None

**5. BILLS**

None

**6. DISCUSSION**

**A) Lighting:**

Mr. Ventres reported that he has been having difficulty finding a model set of regulations, or something for a basis from which to begin the drafting of a regulation.

The Commission briefly discussed the “Dark Sky Society”. It was noted that the Commission has many foot candle measurement as a standard, but the building code looks at the wattage and not the strength of the light.

Mr. Matthew stated that two things he felt were important were light trespass and glare. He did not believe someone should be subjected to 100-watt light bulbs at eye-level. He believed there needed to be some way to measure the light coming into someone's back yard. He believed glare could be reduced with shielding.

Mr. Brownell questioned how much authority this Commission had to regulate lights on someone's garage. Ms. Stone noted that spotlights shining onto a road could potentially cause an accident.

Mr. Matthew asked if the Commission cared if someone has a bright light shining on their own driveway, if it was not shining onto anyone else's property or road. Mr. Salicrup noted that with the cost of electricity, many people are opting for less intense, energy efficient bulbs. Mr. Brownell added that many people are using motion sensor lights now.

Mr. Matthew asked what would happen if the Selectmen adopted a lighting ordinance. Mr. Ventres commented that they typically leave topics like this to the Planning and Zoning Commission.

The Commission discussed street lighting. Mr. Ventres recalled Mr. Thomas' earlier comment regarding adding examples for different types of lighting to the draft before the commission completed their review.

The Commission reviewed page 7 and Attorney Branse's comments. It was agreed that Item C on page 7 would be deleted, as it was not clear. Discussion ensued regarding Item 26.9.4 on page 8.

Mr. Matthew asked that the descriptions of full cut-off and shielded be added to the draft regulation.

#### **B) Buildable Square:**

Mr. Brownell asked if Mr. Ventres had a chance to look at the buildable square topic. Mr. Ventres will email something to the Commissioners before the next meeting.

Mr. Matthew stated that Mr. Curtin is very adamant about increasing slope. Mr. Matthew stated he is very worried about slopes. He asked if the Commission could go look at various sites to look at slope examples. The Commission discussed a house on Creek Row, and the slope.

The Commission discussed various subdivisions that were approved and never built. Mr. Thomas noted that it would behoove the Commission to be cautious with the drafting of a regulation, since it would travel with the property after approval, even if that property was later transferred.

#### **C) Resort District Mapping**

Mr. Ventres distributed maps to the Commission.

#### ***TAPE CHANGE (1B)***

The Commission reviewed and revised the draft proposed zone change letter. It was noted that this will be cleaned up and scheduled along with the others for public hearing. Once they are ready for public hearing, they will be scheduled together.

#### **D) Gateway Height Regulation**

Mr. Ventres stated that he has not heard back from the Gateway representative.

### **8. ZEO REPORT**

Mr. Ventres read into the record the notice of violation for Camp Chomiesh. It was noted that children were brought onto the site, when the approvals were not in place, and they were not allowed to bring children there. The children were then moved to Grandview Camp/Resort.

A phone call was made to the Land Use office informing Mr. Ventres that there were children there. The children were transported elsewhere the following night. Calls were made to the Attorney General's office. There were 50-60 children. Mr. Thomas suggested that Mr. Ventres contact the Department of Children and Families.

Mr. Felciano sent Mr. Ventres a photograph of the camp sites at the campground. Mr. Felciano felt that the site was being used beyond the approved capacity.

Mr. Ventres stated there is a meeting on Thursday regarding the bridge work project. Mr. Brownell plans to attend this meeting. He was uncertain whether Mr. Curtin would be in attendance as well.

Mr. Ventres distributed a memo from Attorney Branse regarding Public Act 12-182 – an Act Concerning Bonds and Other Surety for Approved Site Plans and Subdivision. He asked that everyone read this for discussion at a future meeting.

Mr. Ventres distributed a draft Conservation and Development Policies: A Plan for Connecticut to the Commission. This plan was prepared by the Office of Policy and Management. Mr. Ventres noted that the OPM used census data for preparing the plan. Mr. Ventres pointed out various areas where the map does not coincide with the Town's plan. He stated the growth principles are similar to the Town's Plan of Conservation and Development.

Mr. Ventres spoke with the Sewell Company, regarding the aerial mapping. It is possible that there may be a grant available, when the time comes. Mr. Ventres will keep the Commission updated on this process.

Mr. Ventres distributed a cease & desist order for 125 Lakeside Drive. This was issued today by Mr. Puska. It was noted that a similar cease & desist was issued to this same person on another property at the lake.

Mr. Brownell inquired about the house on Bashan Lake that was having a large party. Mr. Ventres stated that Mr. Puska called, and was told that this was a relative. Mr. Ventres will check into this.

Mr. Brownell passed around a pamphlet for CCM seminars. If anyone is interested in attending, there is money budgeted for this.

## **9. ADJOURNMENT**

**Motion by Ms. Stone, seconded by Mr. Matthew to adjourn at 8:48 p.m., and carried by unanimous vote.**

Respectfully submitted,

Holly Pattavina