

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
September 11, 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 (regular member), Bernard Gillis (regular member), John Matthew (regular member), Kevin Matthews (regular member), Harvey Thomas (regular member), Louis Salicrup (regular member)

COMMISSIONERS ABSENT: Ed Gubbins (alternate member), Jessica Stone (alternate member)

OTHERS PRESENT: James Ventres. No townspeople were present.

3. MINUTES

The minutes of the August 28, 2012 regular meeting were accepted as presented.

4. ACKNOWLEDGMENTS AND SET HEARING DATES

None

5. BILLS

Hartford Courant	\$79.52
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Branse, Willis, and Knapp (general zoning matters, Camp Chomeish, Grandview)	990.00
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Motion by Mr. Curtin, seconded by Mr. Salicrup, and carried by unanimous vote to pay the bills as presented.

Motion by Mr. Curtin, seconded by Mr. Matthews, and carried by unanimous vote to change the order of business.

8. ZEO REPORT

Mr. Ventres discussed the letter from Camp Chomeish that was sent in everyone's packet. In speaking with Attorney Knapp and other officials, Mr. Ventres believed the applicant will try to open this fall for

conferences, etc. Mr. Ventres reported that among other things, the septic is not hooked up. Mr. Ventres will be in touch with the Building Official, and will keep the others apprised of the progress.

Mr. Thomas inquired if there was a paper trail for future reference. It was noted that there were several documents in the file. Mr. Thomas and Mr. Curtin indicated the process and communications should be well documented for the file.

The Commission discussed bonding. Mr. Thomas believed a lot of time, money, and effort is spent on overseeing potential projects that are left when they were half-way done. He asked if the commission wanted to ask the attorney for direction. A lengthy discussion ensued regarding various resort-type properties. It was noted that this commission basically coordinates the requirements, such as fire marshal requirements, Chatham Health District, etc.

Mr. Ventres asked if everyone saw the Municipal Land Use Clients of Branse, Willis, & Knapp, LLC memorandum dated 8/3/12. No one had read it yet.

Mr. Ventres distributed the website printout for a property on Smith Road, Bashan Lake. The owner stated the recent wedding that was held on site was for a relative.

Mr. Ventres stated there is trash and debris building up on a property on Mill Road. This will require police assistance when going on site.

Mr. Ventres is working on a property on East Haddam-Colchester Turnpike where household furnishings are being deposited on the side of the road.

Mr. Ventres is working on a property on Powerhouse Road. There are multiple cats on the premises.

Mr. Ventres is also working on an issue on Hickory Road, where there is a crane, etc.

Mr. Ventres informed the commission about a problem with a house on Longwood Drive. There was work being done on the lake, without erosion control.

Mr. Matthews received a call about activity on Petticoat Lane. Mr. Ventres stated he has walked this property with the owner, and it was not all cleaned. A cease & desist order has been issued already. Mr. Curtin suggested giving the property owner a final warning. Mr. Matthew believed the commission/town must be ready to act on the enforcement.

Mr. Matthews was recently asked about Banner, and if it was coming to Planning & Zoning soon. Mr. Ventres explained that this application was given a conditional approval from the IWWC, but they still need approval from the State of Connecticut DPUC for a diversion permit. They cannot come before the P&Z Commission until this approval is given, which could take some time.

Mr. Ventres reported that Mr. MacDonald has not responded to the Land Use Office letter for the property on Sunset Acres.

Mr. Matthew believed enforcement was essential in these cases, whether or not the money is recouped.

Mr. Curtin asked if the buffer was installed for the skateboard park. Mr. Ventres stated they are putting in six arborvitaes on the corner, and then four white pines. They plan to leave the vegetation currently there, except the one tree that is leaning. Mr. Matthews reported that there is now a trash can.

TAPE CHANGE (1B)

Mr. Brownell asked if there had been more complaints about noise, etc. Mr. Ventres stated he was not aware of any; however, the police are patrolling the area.

6. DISCUSSION

A) Lighting:

Mr. Ventres stated the draft was mailed out. This was a re-worked draft without Attorney Branse's comments, etc. He noted there were a couple of typographical errors, etc. that needed to be changed. He directed the commission's attention to Section 26.7. It was noted that "Special Exception" should be added to the top of this section.

Mr. Ventres stated there was a property on North Moodus Road where a tennis court was built. It is on a very steep slope, but it is not lit. It did not require a permit.

Mr. Matthew referred to Section 26.2.3. He noted that there is a difference between fully shielded and fully cut off. He stated the full cut off is a bit more stringent. Mr. Ventres stated he would pull this from the definitions.

Mr. Curtin referred to the lights in Moodus. He stated these lights have quite a bit of glare, and one must look at the bulb. He wondered why they were not more shielded to point downward. Mr. Ventres explained that the lights were spaced 60-feet apart, so the light was trying to reach.

Mr. Matthew stated if the commission had to approve a lighting plan, it should be fully shielded in one direction. Mr. Ventres stated when he went to Plains Road, he measured lighting as follows: In the middle of the road in front of the Fowler house, the light measured 1.5 foot candles. At the lamp, it was 1 foot candle.

Mr. Curtin noted the lights in Deep River are triangular shaped, similar to one listed in the draft examples of light fixtures. He stated these do not look as nice as the ones in Moodus, but they are directed downward, and the bulb is shielded.

Mr. Matthew suggested a minor change to Section 26.5.13.

Mr. Ventres will make the changes to the draft discussed this evening.

B) Buildable Square:

Mr. Curtin stated he met with Mr. Robert Casner and Mr. Roger Nemergut regarding this. He stated that Mr. Nemergut works in many towns, and finds East Haddam to be the most restrictive. He noted that Killingworth has a soil based regulation. Mr. Curtin will have a list of properties to look at for the next meeting.

Mr. Ventres has minutes of the meetings from 2008 if the commission would like to see them.

Mr. Ventres distributed a list of draft regulations. This will serve as a checklist in case any member needed specific regulations, rather than making copies of all of the regulations for everyone.

Mr. Ventres distributed a section of the Eightmile River Watershed Management Plan.

Mr. Ventres distributed a handout from the Town of Tolland, in addition to Farmington River Watershed Association. This information was relating to stormwater.

A lengthy discussion ensued regarding the regulations, soils, depth to ledge, catch basins, stormwater runoff, etc.

Mr. Matthew asked if the commission would schedule some visits. Mr. Curtin stated he would have more information at the next meeting.

C) Resort District Mapping

The commission is ready with the draft for this regulation.

D) Gateway Height Regulation

9. ADJOURNMENT

Motion by Mr. Matthews, seconded by Mr. Matthew to adjourn at 8:54 p.m., and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina