

**PLANNING & ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
May 28, 2013  
(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, James Curtin (regular member), Bernard Gillis (regular member), Ed Gubbins (alternate member), John Matthew (regular member), Harvey Thomas (regular member)

**COMMISSIONERS ABSENT:** Kevin Matthews (regular member), Louis Salicrup (regular member), Jessica Stone (alternate member)

**OTHERS PRESENT:** James Ventres, and approximately 3 townspeople were present.

Mr. Brownell appointed Mr. Gubbins to vote in place of Mr. Salicrup this evening.

**3. MINUTES**

The minutes of the May 14, 2013 meeting were approved as presented.

**4. BILLS**

NL Jacobson & Associates	\$333.58
	\$405.43

**Motion by Mr. Gubbins, seconded by Mr. Matthews, and carried by unanimous vote to approve payment of the bills.**

**5. ACKNOWLEDGMENTS AND SET HEARING DATES**

**A) Application 13-08, Jon Peters, applicant, JR Johnson, LLC, property owner, 32 Main Street, discussion of substitution of uses – proposed coffee shop. Assessor's Map 17, Lot 8**  
**First date: May 28, 2013** **Last date: July 31, 2013**

Mr. Peters was present. Mr. Ventres informed the commission that the applicant wished to open a coffee shop with outside seating. This application is currently being reviewed by Chatham Health District.

Mr. Ventres asked if the applicant had the State come out to review the separation distance for the well.

Mr. Gubbins inquired about the hours of operation, to which Mr. Peters stated he planned to be open every day from 6:00 a.m. to 6:00 p.m. Mr. Thomas suggested the applicant add any lighting and/or signage to the plan.

**Motion by Mr. Thomas to schedule a public hearing to hear Application 13-08 for June 11, 2013, 8:00 p.m. at the Town Grange. Motion seconded by Mr. Matthews, and carried by unanimous vote.**

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

## **8. ZEO REPORT**

Mr. Ventres distributed an article submitted by Mr. Matthew on hoarders. A brief discussion ensued. Mr. Thomas inquired about the blight ordinance that was sent to the Board of Selectmen. Mr. Ventres stated this is before the Selectmen, but he has not heard from them.

Mr. Ventres reported that Mr. O'Mara, who wants to have a hot dog cart at the bait shop has contacted First Selectman Walter, State Rep. Melissa Ziobron, and the EDC chairman.

Mr. Ventres announced that he had a productive meeting at Shadybrook last week. He attended a meeting with the building official, Chatham Health District, fire marshal, the contractor, and others. Together, they reviewed the issues that would have to be addressed before the facility could open, which included the kitchen, dormitories, etc.

Mr. Curtin inquired about the collapsed building. Mr. Ventres explained to them that this would have to have a demolition permit to remove it.

Mr. Ventres stated they put together a preliminary list of items that need to be done before opening of the camp.

Mr. Ventres stated that someone had come into the building department office last week from Camp Chomeish, and they wanted to re-activate all of their permits. Mr. Matthew asked if the letter the commission reviewed at the last meeting had been sent. Mr. Ventres confirmed that it had been sent.

Mr. Curtin inquired about the Gateway boat tour, on Mr. Brownell's behalf. Mr. Ventres reported that as long as they had signed up, they should be set.

Mr. Gubbins asked if he had heard anything more on the wedding venue on Landing Hill Road. Mr. Ventres explained the process to the property owner.

The commission inquired about the uses in Johnsonville. Mr. Ventres stated that at this time, the property owners are leasing out the site for movie shoots. In addition, the State Police use the property for dog training.

## 7. DISCUSSION

### A) Minimum Buildable Square

Mr. Curtin noted that everyone was on site for the walk. Mr. Ventres suggested Mr. Nemergut bring back the plans. Mr. Curtin will attempt to have Mr. Nemergut attend the next meeting.

Mr. Ventres stated that someone asked him if the commission could force an applicant to come in for review for preliminary review. Mr. Ventres stated this commission could recommend someone come in for a preliminary review, but they could not require them to do so. Mr. Curtin believed some applicants left these preliminary reviews still not knowing in what direction to go.

Mr. Ventres explained that the commission has done some preliminary reviews for the four-step process. Mr. Curtin noted that there have been instances where the applicant was almost asking the commission to design the application for them.

Mr. Ventres will check into this issue.

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

Noting 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) Application 13-07, Edward Lupinek, Eddie's Autobody, 2 Matthews Drive, Special Exception Review to construct an addition. Assessor's Map 27, Lot 60.**

**First date: May 28, 2013**

**Last date: July 1, 2013**

Mr. Matthews recused himself from this application.

Mr. and Mrs. Lupinek addressed the commission. They distributed a letter to the commission, as well as the green, certified receipt cards.

Mr. Lupinek stated they would like to put an addition on the existing structure. It would be used for estimations, wash bay, customer waiting area, etc. Mrs. Lupinek stated this would be a more customer-friendly area.

Mr. Curtin asked if this would be expanding the business. Mr. Lupinek stated they have added new employees this year, but this new addition would create a better work flow.

Mr. Gubbins asked if the same siding would be used, to which Mr. Lupinek they would likely use the same siding.

Mr. Curtin asked how this would look from the road, which is what most people would see. Mr. Lupinek showed a photograph of the proposed plan. He wanted to put a stone wall along the bottom, with some shrubs. Mrs. Lupinek stated they have added some new plantings already. They would like to continue the stone wall that is native to the area.

Mr. Gillis asked if the new addition would impact the septic area. Mr. Ventres reported that this would not. Mr. Gillis asked if the rain garden was existing. Mr. Ventres stated the new addition would add 2200 square feet of impervious surface; therefore, the engineer added the rain garden.

Mr. Ventres read into the record a letter dated May 28, 2013 from Chatham Health District. This letter stated the plan is in compliance with the Public Health Code. However, the DEEP requires a permit for discharge of wastewater. The site plan cannot be approved at this time because they need review by the DEEP. Mr. Ventres stated they would require a holding tank. Mr. Curtin asked if this would require a separator as well as the holding tank. Mr. Ventres stated they do not need the separator. It is just a holding tank that periodically gets pumped.

Mr. Ventres stated he received a call from Mr. Bernstein, and he had no issues with the project.

Mr. Curtin opened the hearing to the public. No public comments were offered.

Mr. Ventres stated the commission could condition an approval contingent upon a system being designed that meets the requirements of the DEEP.

**Motion by Mr. Gubbins, seconded by Mr. Matthew to close the public hearing for Application 13-07. Motion carried by unanimous vote.**

**Motion by Mr. Thomas to approve Application 13-07, with the conditions that a washwater system be placed on the plans and be designed to meet the requirements of the DEEP, and that the proposed stone wall be shown on the plans.**

**Motion seconded by Mr. Gubbins. Discussion: Mr. Matthew asked if the commission needed to stipulate that the system must be able to be approved by the DEEP, to which Mr. Ventres responded that it must.**

**Voting: All participating members voted aye (Mr. Matthews recused). Motion passed.**

## **9. ADJOURNMENT**

**Motion by Mr. Gubbins, seconded by Mr. Gillis to adjourn at 8:29 p.m., and carried by unanimous vote.**

Respectfully submitted,

Holly Pattavina

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