

**PLANNING & ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
June 25, 2013**

(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), Kevin Matthews (regular member), Harvey Thomas (regular member)

**COMMISSIONERS ABSENT:** Ed Gubbins (alternate member), John Matthew (regular member), Louis Salicrup (regular member), Jessica Stone (alternate member)

**OTHERS PRESENT:** James Ventres, and approximately 7 townspeople were present.

**3. MINUTES**

The minutes of the June 11, 2013 regular meeting were filed with the following amendments:

- Page 1, Minutes: Change “Lubinek” to “Lupinek”
- Page 2, Item 6, 3<sup>rd</sup> paragraph: Change “0.4” to “0.04”

**4. BILLS**

Branse, Willis, and Knapp	\$132.00
(general zoning matters, discussion of affordable housing)	

**Motion by Mr. Curtin, seconded by Mr. Gillis to pay the bill as presented. Motion carried by unanimous vote.**

**5. ACKNOWLEDGMENTS AND SET HEARING DATES**

**A) Application 13-11, John Tirone, 17 Southwinds Road, Special Exception Review to allow an in-law apartment in the basement. Assessor’s Map 66, Lot 4.**

**First date: June 25, 2013**

**Last date: August 28, 2013**

Mr. John Tirone addressed the commission. Mr. Ventres explained that this is an application for an in-law apartment. He asked the applicant if the appearance of the house would change from the front, to which Mr. Tirone stated it would not. Mr. Ventres suggested Mr. Tirone bring photos of the house to the public hearing.

**Motion by Mr. Curtin to set a public hearing for July 9, 2013, 8:00 p.m. at the Town Grange to hear Application 13-11, John Tirone. Motion seconded by Mr. Gillis, and carried by unanimous vote.**

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

## **7. DISCUSSION**

### **A) Minimum Buildable Square**

Mr. Ventres stated that Attorney Knapp suggested a couple changes for the minimum buildable square draft regulation. Mr. Ventres has not yet received a response from the commission's engineer, Mr. Brian Curtis.

A brief discussion about the minimum buildable square ensued. Mr. Curtin spoke about Item D. He also discussed the double acreage. He did not believe it was necessary to double from 2 acres to 4 acres. He suggested going with one extra acre rather than 2 acres.

Mr. Matthews stated they originally thought there needed to be some relief. He suggested an extra acre, then if the property owner could not make it work, they would have to add more. Mr. Ventres indicated that Attorney Branse had some concern with this scenario. Mr. Curtin believed if the commission set good standards there would not be appeals. He suggested if more land was needed to handle water issues, that would need to be done.

Mr. Brownell believed the real goal was to help out the smaller landowner. Mr. Matthews asked Mr. Ventres to put something together for the commission to review. Mr. Ventres will go through the Elfstrom map with Mr. Nemergut. The commission discussed the Town Farm subdivision. It was noted that this subdivision would not apply, since the lots would be up front as they met the requirements. The commission discussed multi-family homes.

Mr. Ventres will work on the language for the next meeting. Mr. Thomas summarized the questions to discuss at the next meeting, which were: 1) How much additional acreage would be the minimum required; and 2) if one would need to show a hardship that you cannot get the lot on the smaller lot.

### **B) Gateway Height Regulation**

There was no new information at this point.

### **C) Other regulations and ordinances to review.**

Mr. Ventres had previously distributed a list of other regulations, which included wineries and stables.

## 8. ZEO REPORT

Mr. Ventres is meeting Attorney Bennet on Friday to go to court regarding the Cherry Swamp Road stormwater issue. He also plans to talk with Attorney Bennet regarding the Milan Cais matter.

Mr. Ventres briefly discussed the dam draw down project. There is a meeting this Thursday regarding this issue. It has been discovered that the bottom of the dam is bowing.

Mr. Brownell inquired about the camps. Mr. Ventres indicated that Shadybrook is still investigating their options. Camp Chomeish is not ready either. They have done some work, but are not ready to open.

Mr. Matthews asked about Mr. Rodney Davis, and the status of his clean up. Mr. Ventres will check into this, as the deadline is quickly approaching.

Noting the time was now 8:00 p.m., the public hearing began.

## 7. PUBLIC HEARING:

Mr. Matthews read the call for the following public hearing:

**A) Continued: Application 02-13, R&M Investment Properties, 74 Leesville Road, subdivision review for a proposed 2-lot subdivision. Assessor's Map 55, Lot 19.**

**First date: June 11, 2013**

**Last date: July 15, 2013**

Mr. Ventres reported that Chatham Health District has reviewed this, and they need the exact location of the septic tank and the leaching fields. Mr. Doane is working on this.

Mr. Brownell opened the hearing to the public.

Mr. Kevin Conway, 68 Moodus-Leesville Road asked what was happening with this project. He stated also had concerns. Mr. Brownell explained that the applicant was taking the house lot out, and splitting the rest of the land at this point. Responsive to inquiry by Mr. Conway, Mr. Ventres stated he met with the DOT, and this area may be used if the property owner does something in the future. The DOT indicated possibly, with engineering for sight line, they may have an alternate access in this location. They were told that a road would not work, but they could put in a driveway. Mr. Brownell noted for the record that Mr. Conway's property is to the west of the property line. Mr. Ventres stated the applicant's limiting factor would be how far to the left and right they could see. There is potential to get a single family house, but they would be limited by the sight line.

Mr. Ventres stated the commission is awaiting the letter from the Chatham Health District.

**Motion by Mr. Thomas, seconded by Mr. Gillis to continue Application 02-13, R&M Investment Properties until July 9, 2013, 8:00 p.m. at the Town Grange.**

**B) Continued: Application 13-08, Jon Peters, applicant, JR Johnson, LLC, property owner, 32 Main Street, proposed coffee shop. Assessor's Map 17, Lot 8.**

**First date: June 11, 2013**

**Last date: July 15, 2011**

Mr. Jon Peters addressed the commission and presented a plan to the commission. He stated that everything is now scaled out. The tables, merchandise area, etc. are now located on the plan. He reviewed the layout of the coffee shop. The menu has been scaled back considerably to waffles/baked goods, coffee, etc.

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

Mr. Peters stated the lunch menu will be sandwiches, chips, and pickles. He plans to offer ice for sale.

Mr. Curtin asked if there was seating proposed for the outside. Mr. Ventres stated the plan had two tables outside with four seats each.

Mr. Ventres stated the commission had asked for a scaled drawing. Mr. Don Angersola still has to do a final walk-through, but has called Mr. Ventres and has no issue with it at this point. Mr. Darin is reviewing the plan for the deck. Chatham Health District is still reviewing the plan, but now has the layout on the plan which they needed. The Historic District's minutes indicate the deck will not be visible from the street. Responsive to inquiry by Mr. Gillis, it was noted that there would be two tables in front, two parking spots on the side of the building (one handicap), and six parking spots in the back.

Mr. Brownell inquired about parking and lighting. Mr. Peters stated the existing lights would stay. Mr. Brownell asked if they were downsplash light fixtures. Mr. Ventres stated they are not downsplash because they are in the Historic District.

Mr. Brownell asked about handicap ramp. Mr. Ventres stated it was not needed since this was not a change in use groups under the building code.

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

Mr. Ventres stated he has had no correspondence. He stated the applicant needs a final walkthrough from the fire marshal and building official, a final review letter and walk through from Chatham Health District, and Historic District Commission approval.

Mr. Robert Casner spoke on behalf of the Economic Development Commission (EDC), and he stated this application has come a long way, and believed it would be an asset to the village.

Mr. Matthews asked about trash bins. Mr. Peters stated he planned to remove the trash daily, so there will be no outside trash receptacles.

**Motion by Mr. Curtin, seconded by Mr. Matthews to close the public hearing for Application 13-08, Jon Peters, applicant, JR Johnson, LLC property owner. Motion carried by unanimous vote.**

**Motion by Mr. Curtin to approve Application 13-08, Jon Peters, applicant, JR Johnson, LLC property owner with conditions:**

- **The approval of the Historic District Commission must be received.**
- **The Building official and Fire marshal must conduct final walkthroughs and give final approval.**
- **The Chatham Health District must give their final approval and conduct a final walkthrough.**

**Motion was seconded by Mr. Matthews and carried by unanimous vote.**

Mr. Matthews read the call for the following public hearing:

**C) Application 13-10, Maryla Radziszewski, applicant, CI Salvage, property owner, 62 Creamery Road. Special Exception Review to open a health fitness center. Assessor's Map 17, Lot 55.**

**First date: June 25, 2013**

**Last date: July 29, 2013**

Ms. Radziszewski addressed the commission. Mr. Ventres informed the commission that the notice that was sent out indicated the date of the public hearing was scheduled for June 26, 2013, not today's date of June 25. He stated the commission could take information tonight, but noted that the applicant will have to re-notice the next hearing date tomorrow morning, and present the information again at the next meeting.

Ms. Radziszewski chose to present the application this evening, and she could re-present it again at the next meeting. She stated this is really more of a health center than a fitness center. She stated she has had this business for 5 years, and is now looking for a larger space, outside of her home. She and her daughter plan to offer personal fitness, nutrition, and massage therapy. She also plans to offer coffee/tea, and water, and a variety of fresh fruits and vegetables.

Mr. Rich Pettinelli, P.E. addressed the commission. He stated he was told they would need 10 parking spaces. They modified the plans for the existing building. He proposed a gutter and leader system so the pipe runs will work with the proper fittings. The outside dumpster will remain in the existing location. They have a handicap ramp. There is a loading dock, but they do not anticipate really using this area, except for overflow parking. The lighting would remain the same as it was.

Mr. Brownell inquired about the inside of the building. Ms. Radziszewski reviewed the proposed layout of the inside, which would include two massage rooms, a stackable washer/dryer area, two showers, with one being handicap accessible. There would be an area for workouts, a small area for lockers. The kitchen will have a water cooler, coffee machine, two sinks, commercial dishwasher, small icemaker, and a refrigerator. There will be no cooking, just fruits and vegetables.

Mr. Ventres informed the applicant that because the applicant plans to offer coffee and foods, this will require review by the Chatham Health District.

Mr. Ventres distributed copies of the plan, which had been marked up previously. Mr. Parady stated the second floor will not be part of her business at this time, but changes may come at a later date.

Mr. Ventres indicated that Mr. Angersola and Mr. Darin indicated that conceptually, it works, but they will need detailed plans when it comes back to them for permits. Mr. Ventres stated this plan, because it is in the Village District, was reviewed for the formerly proposed brewery. There are no structural changes.

Mr. Thomas asked how many people would be working in the building. It will be Ms. Radziszewski, her daughter, and at least one other person to work at the desk. She plans to hire a part-time massage therapist, but that person would be there only when they had appointments.

Mr. Brownell opened the hearing to the public.

Ms. Claudia Radziszewski stated she wishes there had been a facility like this when she was growing up. She believed this would help the community.

Mr. Robert Casner, EDC stated this is exactly what the EDC is trying to do, to get businesses into existing buildings. He believed this would be very positive for the community.

Ms. Karen Devoe spoke in favor of the project. She stated this would be a health center, and they will have people who are promoting healthy lifestyles. She believed this would be ideal for the Goodspeed crews. She believed this would be a good thing for the community, and she supported it.

Mr. Gillis asked about public parking. Mr. Ventres stated that any brochure, like with the brewery, would have to state that there are alternative parking spaces in the town lots.

**Motion by Mr. Curtin, seconded by Mr. Matthews to continue the public hearing for Application 13-10, Maryla Radziszewski, applicant, CI Salvage, property owner, 62 Creamery Road, Special Exception Review to open a health fitness center until the next meeting on July 9, 2013, 8:00 p.m. at the Town Grange. Motion carried by unanimous vote.**

## **9. ADJOURNMENT**

**Motion by Mr. Thomas, seconded by Mr. Gillis to adjourn at 8:39 p.m., and carried by unanimous vote.**

Respectfully submitted,  
Holly Pattavina