

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
September 10, 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), Ed Gubbins (alternate member), John Matthew (regular member), Kevin Matthews (regular member), Louis Salicrup (regular member), Harvey Thomas (regular member)

COMMISSIONERS ABSENT: Jessica Stone (alternate member)

OTHERS PRESENT: James Ventres and 2 townspeople were present.

3. MINUTES

Tabled until the next meeting

4. BILLS

Hartford Courant (CT Media)(legal notices)	\$531.39
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Motion by Mr. Curtin, seconded by Mr. Salicrup to pay the bill as presented. Motion passed by unanimous vote.

5. DISCUSSION

A) Wineries

Mr. Ventres distributed copies of the draft accessory farm regulation. This was changed to accessory uses to a farm.

The commission reviewed the regulation and discussed various properties, including the Allegra Farm.

The commission discussed adding a definition for a farm. Mr. Matthew asked if he could have a parcel of property, have one cow, and then hold weddings. Mr. Ventres stated that type of application would have to come before the commission for review. Discussion ensued regarding what would constitute a farm. It was suggested that the commission look to the State regulation for this definition.

Mr. Ventres will ask the assessor if the regulation the commission may consider would have a negative tax implication for the property owner.

B) Stables

See discussion above.

C) Minimum Buildable Square

Mr. Ventres distributed copies of the revised draft proposed regulation language. He highlighted the changes that were made at the last meeting, which included:

Page 2, Section f, new language was added to this section.

Page 3, the language was changed in Section b.

Page 4, changes had been made to the easement area of overhead electrical wires. The "Note" section was explanatory for the commission only. It will not be part of the new regulation.

Page 5, language had been added to Section h to note that "existing parcels as the effective date of this regulation shall not be brought in for review in phases to circumvent the intent of these regulations."

Mr. Thomas suggested a minor revision to the definitions, which Mr. Ventres will make. It was determined that this was a minor change that could be added to this language.

Motion by Mr. Curtin to set a public hearing for the proposed Minimum Buildable Square regulation change for October 22, 2013, 8:00 p.m. at the Town Grange. Motion seconded by Mr. Gillis, and carried by unanimous vote.

D) Gateway Height Regulation

Mr. Ventres has not heard from Mr. Downes regarding this regulation.

E) Other

The commission talked about long-range planning and future regulations to review. The commission discussed the sidewalks in Moodus, but it was noted that this required funding, and East Haddam did not receive any grant funding this time, although the town was encouraged to re-apply.

The commission discussed the possibility of creating new recreational fields. Mr. Ventres stated some people believe there are not enough fields in town, while others believe there are too many. Mr. Brownell has received several calls about this issue.

Mr. Ventres distributed copies of the old middle school conversion. It was noted that the Board of Selectmen had appointed a new middle school committee.

Mr. Ventres noted that the Company 1 fire department building could not be expanded due to septic issues. Upon investigation of Company 2, it was not cost effective to repair. Therefore, the new

proposal for the former middle school would include Town offices, Board of Education, fire department, ambulance, police, emergency management services, youth & family services, and food bank all in one spot.

The pink area depicted on the plan would be an addition for the fire department and ambulance. This would be located in approximately the same place as the old portables. The other pink section all the way to the right would be for police and town vehicles.

The commission reviewed the plan for the middle school.

TAPE CHANGE (1B)

Mr. Tarbox asked if probate moved into the building, if the town would get some type of compensation. The commission responded affirmatively.

The commission reviewed the preliminary cost estimates, which came in at \$22 Million.

The commission also reviewed the renovations required for the existing elementary school, which came in at \$10 Million.

Mr. Ventres distributed the sewer extension zone change discussion from the recent Economic Development Commission meeting.

Mr. Ventres reviewed the outline. Mr. Dennis Greci from the DEEP had reviewed this document. This was in response to a request to extend the sewer lines up to the industrial park. Mr. Ventres reviewed the approved septic systems per day versus the existing gallons per day used. He summarized that running sewer lines up to the industrial park would not benefit the businesses there. Mr. Ventres spoke with Ms. Davidson of Chatham, who confirmed that the Tavern Restaurant (the Old Hale and Hearty) was not near its capacity. Two Wrassling Cats was too new to have a reading.

Mr. Matthews stated the Fuss & O'Neill staff stated in their meeting that there have been some exceptions to meet the plan without violating the State Plan of Conservation and Development. Mr. Ventres can get additional information on this for a future meeting.

The commission discussed Sanibel. Mr. Ventres spoke previously with Mr. Janeczek regarding the need for additional land for increasing their septic area.

It was noted that the Town previously designated the Village and Moodus village as the areas of development.

8. ZEO REPORT:

Mr. Ventres will be sending out a bid request next week for the renovations to the wastewater treatment plant, which are being funded by a grant through the Clean Water Act.

Mr. Ventres anticipated closing on the Zieller property tomorrow. Mr. Ventres has ordered signs, and will get them posted as soon as possible.

Mr. Ventres is still waiting for the Milan Cais matter to go back to court. He will again call Attorney Bennet.

Mr. Gillis asked about the plantings for the skateboard park. Mr. Ventres stated they were done. It was intentionally left open in the front so that people could see what was going on as they drove by.

Mr. Ventres will meet with the manager for Shadybrook. They need to have new plans drawn. They also need to take care of the things that were previously ordered to be done, including removal of the Quonset hut.

Mr. Gubbins asked about Two Wrassling Cats. They will have the fence around the propane tank and dumpster by September 15. The stone wall was not on the site plan to be finished as part of the project. They plan to do that on their own as the weather cools.

Mr. Tarbox asked what would happen if they did not have the fence installed by September 15. Mr. Ventres stated that technically, he could come back to the commission, and possibly issue a cease & desist. Mr. Matthews asked if there was a conditional C.O. Mr. Ventres will check into this.

Mr. Tarbox asked about Honey Hill Road and the lighting for the tennis court. Mr. Ventres stated the commission had approved the applicant's plan.

Mr. Bergeron addressed the commission about 89 North Moodus LLC. This LLC also owns Grandview Campground. He is the manager. He stated he would like to see this resort succeed. They have done electrical work and site improvements. They have significantly improved the runoff from this property. There is more to be done, and they intend to continue to improve this issue. Wherever permits were required, they obtained the proper permits. It was important to him that this commission know he tries to do what is required.

Mr. Bergeron stated at the August 13 meeting, there were negative comments made by Ms. Debra Williams regarding tents set up approximately 30 feet from her cottage. Mr. Bergeron distributed photographs of various locations, and noted that this area where Mr. Bergeron was standing in the photographs was approximately 170 feet from Ms. Williams' property line.

Mr. Bergeron stated he received a phone call at 1:10 a.m. over the 4th of July weekend regarding fireworks coming from the campground. He went out to investigate, and later determined that the fireworks were coming from the other side of North Moodus Road. He spoke with Ms. Williams about this. He responded to the complaint about long days working, to which he stated that will continue, but he noted that he owns no loud machinery.

TAPE CHANGE (2A)

Mr. Bergeron stated that if noise from his side of the property was objectionable, then noise from her side should be equally objectionable. About a month ago, he was splitting wood in the corner of the property. He left for dinner, and upon his return there was loud music blaring from the front of Ms. Williams' house, not the cottage. He stated that Ms. Williams rents the cottage out as a commercial use. They have picnics, camp fires, etc.

Mr. Bergeron believed both sides of the property line should be treated equally.

9. ADJOURNMENT

Motion by Mr. Matthews, seconded by Mr. Salicrup to adjourn at 8:53 p.m., and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina