

**PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
September 24, 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), John Matthew (regular member), Kevin Matthews (regular member), Louis Salicrup (regular member), Harvey Thomas (regular member)

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

James Ventres and 1 townsperson were present.

The Commission briefly discussed the upcoming elections. Mr. Matthew does not plan to run for re-election. Both Mr. Thomas and Mr. Matthews are running for re-election.

3. MINUTES

The minutes of the September 10, 2013 meeting were accepted with the following amendment:
Page 1, add “for example” to the last paragraph, second sentence, after “asked”

The minutes of the August 27, 2013 meeting were accepted as presented.

4. BILLS

Suburban Stationers	\$ 55.92
Branse, Willis, & Knapp	407.00
(special exception terms, court cases, special exception lot merger)	

Motion by Mr. Curtin, seconded by Mr. Matthews to pay the bills as presented. Motion carried by unanimous vote.

5. ACKNOWLEDGEMENTS AND SET HEARING DATES

A) Clark Hill Farms Subdivision, expiration of subdivision approval.

Mr. Matthews abstained from this discussion.

Mr. Ventres explained to the commission that Rolling Hill Road still needs a top coat of asphalt. The regulations allow the Town to pull the bond. Mr. Ventres recommended a public hearing be scheduled for the next meeting.

Mr. Curtin announced that he will have to abstain from this public hearing, since he built the roads. Mr. Salicrup will not be present at the next meeting.

Motion by Mr. Thomas, seconded by Mr. Gillis to set a public hearing for October 8, 2013, 8:00 p.m. at the Town Grange. Voting: Ayes – all except Mr. Curtin, who abstained. Mr. Matthews did not vote. The motion passed.

Mr. Matthews rejoined the discussion at this point.

B) Application 03-13, Robert Casner, resubdivision plan, Kensington Woods Section V, Assessor's Map 47, Lot 81.

First date: September 24, 2013

Last date: November 27, 2013

Mr. Robert Casner addressed the commission to present his plan for approval of a formerly not-approved lot. This was part of the Kensington Woods subdivision that was developed approximately 18 years ago. There is approximately 20-25 acres of conservation land that was deeded to the Town with this project.

Mr. Ventres stated this had previously come before the commission as a subdivision, with remaining land. Discussion ensued. Mr. Curtin believed this should be a lot. Mr. Ventres has spoken with Attorney Knapp about this issue. This must go for a re-subdivision in order to become a building lot. Mr. Ventres stated that this must go through the proper steps in order to be deeded as an approved building lot on file on the Land Records. Otherwise, at some point a title search will be done on this property, and it will be discovered that the process was not properly approved.

Mr. Curtin believed this was a lot. Mr. Casner stated he gets taxed on this land as a lot, and has spent \$25,000 in taxes on this parcel. It was noted that at the time, he did not have the sanitary system on the land. Responsive to inquiry by Mr. Curtin, Mr. Casner stated that he has frontage.

Mr. Matthews asked about the 19-year-old IWWC approval. Mr. Ventres stated Mr. Casner will have to go back to the IWWC for a new report. A lengthy discussion ensued. Many commissioners did not believe this should have to go through the subdivision process. It was noted that this is what the Commission's attorney has advised the commission to do.

Mr. Salicrup asked if this would be sold as one lot. Mr. Casner stated this will be one lot, with a large home on it.

Mr. Ventres stated this will go to the IWWC at the next meeting, so this will be ready for the October 22, 2013 hearing.

Motion by Mr. Gillis, seconded by Mr. Salicrup to set a public hearing for Application 03-13 for the October 22, 2013 meeting. Motion carried by unanimous vote.

5. DISCUSSION

A) Wineries

B) Stables

Mr. Ventres distributed a draft for definitions. He went back to the Assessor, as discussed at the last meeting. The assessor does not have a category for stables, and they use the statute for farms. It was discussed and decided to eliminate "stables" from the regulations, and consider them farms.

The Commission discussed Mitchell Farm, and their upcoming two-day event.

The Commission discussed the farm stand definition, and the possibility of changing this language. Mr. Thomas suggested in Accessory Uses, #1, replace this language with the farm stand language from above.

The definition for farm stands would cross reference with accessory uses to a farm.

C) Minimum Buildable Square

Not discussed

D) Gateway Height Regulation

Not discussed

E) Other

8. ZEO REPORT:

Mr. Ventres stated there has been no recent activity on the Creek Row building lot. It is possible that the Building Official may have to issue an order to secure what is done.

Mr. Ventres reported that Mr. Walter has sent a letter to Cumberland Farms corporate about the graffiti covering the building. It was noted that the commission had given the draft blight ordinance to the Selectmen some time ago.

Mr. Ventres went to the Recreation Commission meeting last week. There was a rumor that the Harris property possessed enough space for all of the municipal sports needs. Mr. Ventres demonstrated to this commission that this is simply not possible.

Mr. Ventres stated the Agriculture Commission has received a grant for an agricultural building, but they still need to come before the Planning & Zoning commission for a Section 8-24 special exception application for public improvements.

It was noted that the Tyrsek property is being mowed now that the walking trail is there because the tall grasses attract black snakes.

The Commission discussed various fields around town for playing fields, etc. Responsive to inquiry by Mr. Gillis, Mr. Ventres stated before the Agriculture Commission can come to this Commission, they have to put out the bid for the architect, etc.

Mr. Ventres and Mr. Puska sent a Cease & Desist order for a trailer at Lake Hayward. The owner called the Land Use Office and stated they would remove it.

Mr. Ventres and Mr. Puska are also working on two other Cease & Desist orders. There is another trailer at Moodus Reservoir, and a large RV unit parked on a waterfront lot.

The commission discussed Sunrise Resort. There is a meeting on Wednesday, where Representative Melissa Ziobron and Senator Art Linares will be holding a forum for public input on what the public would like to see happen to the former Sunrise Resort. It was noted that the Town was only given notice of this meeting late Friday afternoon.

9. ADJOURNMENT

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

Respectfully submitted,

Holly Pattavina