

PLANNING & ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
November 26, 2013  
(Not yet approved by the Commission)

**1. CALL TO ORDER:** Mr. Brownell called the meeting to order at 7:32 p.m. at the Town Grange.

**2. ATTENDANCE:**

**COMMISSIONERS PRESENT:** Crary Brownell – Chairman, James Curtin (regular member), Bernard Gillis (regular member), Ed Gubbins (regular member), Richard Pettinelli (alternate member), Louis Salicrup (regular member), Harvey Thomas (regular member)

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

**OTHERS PRESENT:** James Ventres

Ms. Martha Hansen was also in attendance. She was notified that the Board of Selectmen had appointed her to the vacant position, but she has not been sworn in yet.

**3. MINUTES**

The minutes of the November 12, 2013 meeting were reviewed and the following changes were made:

Page 1 – it was noted that Mr. Lyman was not present.

Page 2 - section C Blight, 2<sup>nd</sup> paragraph – Mr. Gillis wanted it noted that the minutes should reflect that he felt that if there was an ordinance under the Selectmen's powers, the Planning and Zoning Commission would not have such a burden.

Page 7 – 4<sup>th</sup> paragraph, 1<sup>st</sup> sentence, change to read, "Mr. Salicrup stated there was science for this property".

Mr. Brownell instructed that the minutes be filed as amended.

**4. BILLS**

	<u>Invoice</u>	<u>Amount</u>
Suburban	3770476-0	\$149.11
Hartford Courant	34484	740.00

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

## 5. ACKNOWLEDGMENTS AND SET HEARING DATES

None

## 6. LOT LINE REVISION

**A) Application 13-15, Estate of Margaret T. Miller, Margaret M. Nichols, co-Executor, 257 Tater Hill Road, proposed lot line revision. Assessor's Map 31, Lot 65.**

**First date: November 26, 2013      Last date: January 29, 2014**

Mr. Ventres presented plans prepared by Robert Weaver, L.S. This parcel was subdivided into 3 lots in 2005. The middle lot was left with 98 acres. Now the family wants to cut out 11 acres for the middle lot and transfer the balance of the property to the lot to the south. Mr. Ventres read into the record the approval letter from the Chatham Health District.

The Commission asked if they would have to be concerned with stormwater management on lot line amendments. Mr. Ventres reported that it could be an issue that needs to be looked at on each application.

**A motion was made by Mr. Pettinelli to approve Application 13-15, Estate of Margaret T. Miller, Margaret M. Nichols, co-executor, 257 Tater Hill Road, proposed lot line revision. Assessor's Map 31, Lot 65. Seconded by Mr. Salicrup and carried by unanimous vote.**

## 7. DISCUSSION

### **A) Agricultural Use**

Mr. Thomas volunteered to bring up the proposed regulations at the next Agricultural Committee meeting.

### **B) Gateway Height Regulations**

Mr. Thomas reported that the Gateway Commission will not be revising their regulations in response to the new FEMA regulations. They may be able to work on our request now.

### **C) Electronic Filing**

Mr. Ventres stated that it is not a required regulation at this time. All applications were to be received in an electronic file. If, for some reason we had to produce a copy for the court, we could scan the file and submit it. To ask homeowners to produce these files would be a burden.

## **D) Gravel Roads**

Mr. Curtin asked what the reason was for reviewing gravel roads. Mr. Ventres stated that a while back there was discussion between the Planning and Zoning Commission, the Inland Wetlands and Watercourses Commission, the Conservation Commission, and the Public Works Department in which all of the gravel roads would be reviewed. Since many need paving or work to stop erosion, but others could remain "as is". Mr. Ventres said that he will try to revive the subcommittee.

## **E) OTHER**

Mr. Pettinelli asked if the Commission had given thoughts about regulating medical marijuana. He stated that Wethersfield is considering regulations. Mr. Ventres stated that he would research proposed regulations and consult with Attorneys Knapp and Branse.

Mr. Ventres reported that he and Mr. Gillis met with Mr. Walter to discuss the proposed Blight Ordinance. Mr. Ventres stated that he will conduct research on what statutes provided the ability of agents to enter the property. Mr. Ventres noted that Simsbury just approved a similar ordinance.

Mr. Gillis noted that 32 Main Street was not in compliance with the signage regulations. Mr. Ventres stated that Mr. Puska, Zoning Enforcement Officer has already spoken to the business owner, but he has obviously not complied. A Notice of Violation will be sent.

Mr. Ventres noted that a Shagbark Feed and Grain representative came into apply for a permit for a solar panel system on the buildings. Keith Darin, Building Inspector, informed them that the plans would have to be designed by a structural and electrical engineer. He also noted that no work could be approved until all of the open permits and building violations are resolved. Mr. Ventres said that there are several items that still remain incomplete from 2005. A letter reviewing the Inland Wetlands and Planning and Zoning issues was sent to Shagbark in 2008. To date, a response has not been received. Copies of the plans, approval letters, and review letters were given to Mr. Brownell, Mr. Dill, Mr. Simmons and Mr. Walter. Mr. Gubbins asked if they could bond the outstanding work. Mr. Ventres responded affirmatively, but Mr. Curtin noted that it would be easier to do the work on the plans.

## **8. ADJOURNMENT**

**A motion was made by Mr. Curtin to adjourn at 9 :24 p.m. . Seconded by Mr. Thomas and carried by unanimous vote.**