

PLANNING & ZONING COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
January 28, 2014
(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), Ed Gubbins (alternate member), Kevin Matthews (regular member), Harvey Thomas (regular member), Richard Pettinelli (alternate member), Martha Hansen (alternate member)

COMMISSIONERS ABSENT: Bernard Gillis (regular member), Louis Salicrup (regular member), Jessica Stone (alternate member)

OTHERS PRESENT: James Ventres, Emmett Lyman, and 14 townspeople were present.

Mr. Brownell appointed Mr. Pettinelli and Ms. Hansen to vote this evening.

3. MINUTES

The minutes of the January 14, 2014 meeting were accepted with the following amendments:

- **Add Election of Officers:** Mr. Brownell was reappointed as Chairman, Mr. Curtin was reappointed as Vice Chairman, and Mr. Matthews was reappointed as Secretary.
- **Page 2, Item 5A, 1st paragraph:** Add “parcel across from a” before “paper road.”
- **Page 2, Item 5C, motion:** Change “Mr. Pettinelli” to “Mr. Matthews”
- **Page 4, 4th paragraph, 1st sentence:** Change “believed” to “stated”; last sentence on page change “buried underground” to “flush”

4. BILLS

Branse, Willis, and Knapp	\$296.00
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This bill was held over from last month, as it was for a telephone conversation between the Selectman’s office and counsel. Mr. Ventres noted that this expense would come from the same budget.

Motion by Mr. Curtin, seconded by Mr. Matthews to pay the bill. Motion carried by unanimous vote.

5. ACKNOWLEDGMENTS AND SET HEARING DATES

Nothing to acknowledge

u/z/min/2014/01282014

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

7. DISCUSSION

A) Agricultural Uses

Mr. Thomas believed a letter from the Agricultural Commission would be forthcoming after their next meeting.

B) Gateway Height Regulation

No new information was provided.

C) Other regulations and ordinances to review

Mr. Brownell asked if the commission addressed the Selectmen's concerns. Mr. Ventres read from the draft blight ordinance definitions. This section (Section 3.1) was changed to read that a Town official is appointed by the Board of Selectmen under this ordinance.

The commission discussed waiting until the next meeting for Mr. Gillis and Mr. Salicrup to be present, as they were instrumental in the drafting of this proposed regulation. The commission briefly discussed the Economic Development Commission's (EDC) involvement. Mr. Thomas stated that it might be useful to take this draft as it stands, and forward it to EDC for their input to see if they were in agreement with this draft.

Mr. Curtin asked how this fit into the Plan of Conservation and Development. Mr. Ventres stated it would fall under the P&Z commission's charge to protect property values.

Mr. Thomas suggested they present this to the EDC as the language that would be forwarded to the Board of Selectmen for action, and they would appreciate the EDC's support. The consensus of the commission was to send the draft to the EDC.

8. ZEO REPORT

Mr. Ventres distributed the budget to the commission. The commission discussed various lines within the budget, including past legal expenses. It was noted that it was a risk to cut the legal line, but there has been very little need over the past three years.

Mr. Ventres stated he received a request for the former Silloway Insurance Company building for an establishment to sell chickens. Mr. Ventres plans to call the Agriculture Commission to see if they can assist this person, who runs Cameron Family Farm.

Mr. Ventres distributed Section 8.2 of the regulations, and Attorney Knapp's letter regarding zoning regulation changes. This response stemmed from an application for McDonald's restaurant to build an establishment in Monroe. There was a lawsuit over buffers. The commission briefly discussed this response, as well as buffers.

Mr. Ventres distributed a mission statement for the Lower CT River Valley Regional Planning Commission. Mr. Thomas asked if this handout was just for the commission's review and consideration. Mr. Brownell stated they are looking for comments and questions that need to be asked from participating towns, as they are trying to gather information before they come around to various commissions to discuss planning.

Mr. Ventres stated the attorney called him regarding the Milan Cais matter. Mr. Ventres went out to the site.

6. PUBLIC HEARING

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

A) Application 14-04, Walter and Cheryl Hallowell, 55 Woodland Road, Special Exception Review under Section 8.15 of the East Haddam Zoning Regulations in order to merge lots. Assessor's Map 66, Lots 134 and 135.

First date: January 28, 2014

Last date: March 3, 2014

Mr. and Mrs. Hallowell addressed the commission. Mr. Ventres stated that section 8.15 was created to help people who had small lots, and who subsequently purchased an additional lot across or diagonally from their main lot. It was designed so these property owners could merge their lots in order to be able to make application to add a shed, septic system, etc.

Mr. Ventres presented a GIS map of the area. Ms. Hallowell presented a Moodus Estates map. It was noted that these lots are split by Hideaway Path.

Mr. Ventres read from the regulation, and stated that a merger must be filed on the land records, if this application is approved. Mr. Curtin asked if this was the regulation created for non-contiguous lots, to which Mr. Ventres and Mr. Thomas responded affirmatively.

Mr. Hallowell submitted the green cards and return receipts to Mr. Ventres. The commission reviewed the access. Mr. Thomas asked if the lots to be merged were outlined in yellow on the map. Mr. Hallowell responded affirmatively.

Mr. Thomas asked what the purpose of the application was. Mr. Hallowell stated he would like to build a 30' x 20' pole barn for boat storage.

Mr. Ventres stated he had no correspondence, but he received several phone calls from property owners looking to sell their lots.

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

Motion by Mr. Thomas to close the public hearing for Application 14-04, Walter and Cheryl Hallowell, 55 Woodland Road, Special Exception Review under Section 8.15 of the East Haddam Zoning Regulations in order to merge lots. Motion seconded by Mr. Matthews, and carried by unanimous vote.

Motion by Mr. Thomas to approve Application 14-04, Walter and Cheryl Hallowell, 55 Woodland Road, to merge their lots as depicted on the map submitted this evening. Motion seconded by Mr. Matthews, and carried by unanimous vote.

7. DISCUSSION (Continued):

C) Other (continued)

Mr. Brownell asked if Mr. Ventres had the opportunity to look at Moodus. Mr. Ventres asked if they wanted him to do the whole survey of Moodus before proceeding. The consensus of the commission was to have Mr. Ventres do further research on Moodus.

Items for further consideration/review:

Mr. Brownell inquired about off-street parking. Mr. Ventres stated that had been resolved some time ago.

Mr. Ventres stated he spoke with Ms. Lunt about gravel roads.

Mr. Ventres informed the commission that they may get a new application for a scenic road on Parker Road.

E-Filing: No further information was available from the court regarding a timeline for this.

9. ADJOURNMENT

Motion by Mr. Matthews, seconded by Mr. Gubbins, and carried by unanimous vote to adjourn at 8:19 p.m.

Respectfully submitted,

Holly Pattavina