

**PLANNING & ZONING COMMISSION/  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
April 13, 2010  
(Not yet approved by the Commission)**

**1. CALL TO ORDER:** Vice Chairman James Curtin called the meeting to order at 7:20 p.m. at the Town Grange.

**2. ATTENDANCE:**

**COMMISSIONERS PRESENT:** James Curtin (regular member), Bernard Gillis (regular member), Elizabeth Lunt (alternate member), John Matthew (regular member), Louis Salicrup (Alternate), Harvey Thomas (regular member), Kevin Matthews (regular member)

**COMMISSIONERS ABSENT:** Crary Brownell-Chairman (regular member), Anthony Saraco (regular member)

Vice Chairman Curtin appointed Ms. Lunt to vote in the place of Mr. Curtin and Mr. Salicrup to vote in Mr. Mr. Saraco's place.

**OTHERS PRESENT:** George Geisey, East Haddam Land Trust, Will Brady, Open Space Committee, T.J. Tarbox, Conservation Commission, Emmett Lyman, Open Space Committee, Mary Augustiny, Open Space Committee, Peggy Carlson, Conservation Commission, Everett Herden, Open Space Committee, James Ventres, and two townspeople

**3. MINUTES**

The meeting minutes from the March 23, 2010 meeting were reviewed. Mr. Curtin directed the recording secretary to file the minutes as written.

**4. BILLS**

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
Hartford Courant (legal notices)	2464	\$180.47
NL Jacobson (general bond unit)	72152	18.49
Suburban Stationers	3519879-0	5.73
Suburban Stationers	3520735-0	25.96

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

**5. SITE PLAN REVIEW**

**A) Application 10-04, Scott Lennon, 102 Bashan Road, Site Plan Review, to construct an addition to existing residence. Property is located in the Lake (L) zone. Assessor's Map 58, Lot 132.  
First date: March 23, 2010 Last date: May 26, 2010**

Mr. Ventres stated that he spoke with Mr. Lennon and the applicant has asked to have his application continued. Mr. Lennon had scheduled test pits to be done, but they were to have been done a few weeks ago during the very heavy rains and he therefore has rescheduled them.

**Motion by Mr. Thomas to continue Application 10-04, Scott Lennon, 102 Bashan Road, Site Plan Review, to construct an addition to existing residence until the next regularly scheduled meeting. Seconded by Mr. Matthew, and carried by unanimous vote.**

**B) Continued: Application 10-05, Brian Bagnati, applicant, BRP Realty, LLC, property owners, 17 Wildwood Road, Site Plan Review to construct an addition to existing residence. Property is located in the Lake (L) zone. Assessor's Map 80, Lot 20.  
First date: March 23, 2010 Last date: May 26, 2010**

Mr. Ventres told the Commission that he spoke with Mr. Bagnati and Mr. Bagnati had also requested that his application be continued. Chatham Health is requiring confirmation that the property next door does not have a well within the 75 foot radius of the septic system.

**Motion by Mr. Matthew to continue Application 10-05, Brian Bagnati, applicant, BRP Realty, LLC, property owners, 17 Wildwood Road, Site Plan Review to construct an addition to existing residence until the next regularly scheduled meeting. Seconded by Mr. Matthews and carried by unanimous vote.**

Mr. Curtin noted that it was not yet 8:00 p.m. and changed the order of the agenda.

## **8. DISCUSSION**

### **A) Discussion of existing subdivision regulations – interior lots**

Mr. Curtin stated that he was satisfied with the wording of the proposed changes to the regulations and asked Mr. Ventres if they were ready to be sent to Attorney Branse for his review.

Mr. Curtin asked Mr. Ventres if he has incorporated the requirements pertaining to back filling test pits.

Mr. Gillis asked if the proposed changes, once Attorney Branse completes his review would then be scheduled for a public hearing.

Mr. Matthew questioned if the Commission wanted to write the requirements for a Special Exception Review prior to the public hearing. Mr. Curtin stated that he felt that it was not part of the subdivision changes and should be kept separate and that it warranted additional discussion.

Mr. Gillis informed the Commission that The Eight Mile River Committee was requesting that stream crossing guidelines be incorporated into the proposed subdivision regulation changes.

Both Mr. Ventres and Mr. Gillis agreed that this was a wetlands issue and should remain under the Inland Wetlands regulations. Mr. Ventres stated that he would speak with Ms. Young.

## 9. ZEO REPORT

The Commission discussed the information packets that they had received pertaining to outdoor wood burning furnaces (OWF's). It was noted that many of the Connecticut towns that were contacted had prohibited OWF's. Mr. Ventres stated that the State has left it up to the individual towns to regulate them.

Discussion ensued about the flawed design standards.

Mr. Thomas asked approximately how many OWF's were in existence in East Haddam. Mr. Ventres responded that there were approximately 10 permitted and 10 more that were installed before any requirements were in existence.

Mr. Curtin questioned if the design and use could be perfected and improved upon.

Mr. Matthew voiced his concern that the townspeople will want to know if OWF's are banned, what will be next. Will they eventually try to ban wood burning stoves?

It was decided that this discussion would be continued to the next regular meeting and that Mr. Ventres would prepare a list of items to be discussed.

## 6. PUBLIC HEARING (combined public hearing with the Open Space Committee)

**Open Space Committee Attendance:** Will Brady, Chairman, Mary Augustiny, Everett Herden, Emmett Lyman

Noting that the time was now 8:00 p.m., Mr. Matthew read the called for the public hearing:

**A) Potential Open Space Acquisitions and Municipal Space under Section 8- 24 of the Connecticut General Statutes. Subject properties:**

**Harris property - Mt. Parnassus Road – 117 +/- acres open space, 18+/- acres municipal space**

**Dean property - Parker Road – 280 +/- acres - conservation easement**

Mr. Ventres discussed the properties in detail and explained the benefits of purchasing the properties. He stated that the State sent out notification in February that \$3M was available in grant money for community investment. He explained that he was applying to the State for a grant which would cover up to 45% of the cost of the purchase price for the properties.

Mr. Ventres stated that the Town and the Harris's have been working toward this goal for over ten years. He explained that a part of the Harris property (18 acres) could be set aside for municipal use. Some suggestion for proposed uses would be: a fire house, future ball playing site, and a town fair site.

Mr. Ventres told the Commission/Committee that what he is looking for is approval to apply for the grant. He stated that there is a possibility that in the future the Harris and Dean properties might be able to be connected. The two properties are only 700' apart.

A portion of the Dean property be in a conservation easement. He added that the State will require that the house, cell tower, and the thirty acres that the family is intending to keep will be excluded from the purchase.

Mr. Ventres explained that the committee has agreed upon a final value of \$550,000 for the Harris property. The appraisal is not in for the Dean property as of yet, but Mr. Ventres stated that he anticipates it to come in around \$750,000.

Mr. Ventres explained that the open space evaluation sheets ranked these properties very high because of their environmental, ecological and recreational value are in accordance with the Plan of Conservation and Development.

Mr. Curtin asked what would happen if the Town did not receive the grant. Mr. Ventres responded that they would then have to go back to the Open Space Committee and look at open space bonding as an alternative method of purchase.

Mr. Ventres clarified that by purchasing the development rights for a part of the Dean property that the Deans could still farm, forest, and create more fields, but they would be restricted from the development of additional residences or subdivisions.

Mrs. Pach asked if hunting would be allowed and if so, who would be allowed to hunt on the property. Mr. Ventres responded that hunting would be allowed and it would be under the control of the landowner. In this case, the Deans. He stated that this is not necessarily the case on all properties. In some instances, the town determines who will receive permission to hunt.

Mr. Ventres stated that at present, the Town of East Haddam has approximately 5,000 acres in open space; being a combination of town-owned and privately owned land.

Mr. Casner asked the procedure for open space purchase approval.

Mr. Ventres stated that it is first evaluated by the Open Space Committee, then it is brought before the Planning and Zoning Commission for approval under Section 8-24 of the Connecticut General Statutes, then it goes to the Board of Finance, and on to the Board of Selectmen. The final step in the process is to set a Town meeting date for the townspeople to vote on the purchase.

Mr. Ventres reiterated that the purpose for the public hearing tonight was to apply for a grant and a contract to be signed by the property owners to work with the Town. He said that he anticipated a final number on the Dean property any time now.

Mr. George Geisey, representing the East Haddam Land Trust voiced their support for the open space purchase of the properties.

**A motion was made by Mrs. Augustiny to close the public hearing for the Open Space Committee. Seconded by Mr. Lyman and carried by unanimous vote.**

**A motion was made by Mr. Salicrup to close the public hearing for the Planning and Zoning Commission. Seconded by Mr. Matthews and carried by unanimous vote.**

**A motion was made by Mr. Thomas to approve in accordance with C.G.S. Section 8-24:**

**1. The acquisition for open space 117 +/- acres in fee simple of the Harris property, Mt Parnassus Road.**

**2. The acquisition for municipal space 18 +/- acres in fee simple of the Harris property, Mt Parnassus Road.**

**3. The acquisition for open space 280 +/- acres by conservation easement of the Dean property, Parker Road.**

**Because of their environmental, ecological, and recreational value, the open space protection of the parcels mentioned in 1 and 3 above is fully in accordance with the goals of the East Haddam Plan of Conservation and Development, especially Chapter 2 (Rural Character), Chapter 3 (The Environment), and Chapter 6 (Cultural Life and Recreation).**

**Due to its geographical location the parcel mentioned in 2 above is suitable for municipal uses furthering the public health, safety, and welfare of East Haddam residents and is consistent with the East Haddam Plan of Conservation and Development.**

**Seconded by Mr. Gillis and carried by unanimous vote.**

Mr. Ventres informed the Commission that the East Haddam Land Trust was looking to purchase a conservation easement for a parcel of land along the Moodus River owned by Gary and Donna Bogan and they are asking for a letter of support from the Commission.

Mr. Curtin asked if this purchase was a part of the linear park. Mr. Ventres said that he was correct. The Commission discussed properties that would be involved as part of the linear park. Mr. Ventres noted this linear park was a goal of both the 1981 and 2009 Plan of Conservation and Development.

It was the consensus of the Commission that the acquisition of this particular parcel further supports the goals of the Plan of Conservation and Development.

**A motion was made by Mr. Thomas to send a letter of support to the East Haddam Land Trust in support of the acquisition of property along the Moodus River owned by Gary and Donna Bogan. Seconded by Mr. Matthew and carried by unanimous vote.**

## **7. DECISIONS**

**A) Application 10-02, East Haddam Village District map amendment involving the extension of the District to the property of Harvey and Darcy Farr, 2 Porges Road. Assessor's Map 26, Lot 47. First date: March 23, 2010 Last date: April 26, 2010**

Mr. Curtin informed the Commission that he had spoken with Mr. Brownell and he had asked that the Commission continue the deliberations on the Farr application until the next meeting as he would like to be involved in the discussion.

Mr. Gillis asked if, with this proposed amendment, if the Farr's would be allowed to rent the building out as an accessory apartment. Mr. Ventres stated that it would not be possible due to the septic capacity.

Mr. Curtin stated that some of the neighbors had expressed their concern about an increase in traffic. He felt that he didn't feel that there would be a measurable increase in traffic. He stated that the EHVD regulations are restrictive as to use and the property and building size would limit the actual types of use. His concern, if the application were approved is if it would have a negative impact on the other houses in the area?

Mr. Matthews stated that he is "on the fence". He said that he does not see any real merit in extending the EHVD up the hill.

Ms. Lunt stated that she did not see any negative impact to the Town or neighborhood if the application is approved.

Mr. Salicrup stated that he felt that there would not be a negative impact to the neighborhood if the application were approved. He said that the Town must move forward.

Mr. Matthew stated that he would have a difficult time supporting the application. He felt that historic issues were the only reason for supporting the proposed change.

Mr. Thomas stated that he would like to the properties of no significant historic value removed from the EHVD expansion.

## **9. ADJOURNMENT**

**Motion by Mr. Matthews to adjourn at 9:00 p.m., seconded by Mr. Matthew, and carried by unanimous vote.**

Respectfully submitted,

Janet Lombardo