

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

1. CALL TO ORDER: Mr. Curtin called the meeting to order at 7:15 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), Kevin Matthews (regular member), Harvey Thomas (regular member), Louis Salicrup (Alternate) (arrived at 7:52 p.m.)

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

Mr. Curtin appointed Ms. Lunt to vote for Mr. Brownell this evening.

OTHERS PRESENT: James Ventres, Robert Casner, First Selectman, Mark Walter, Debra Denette, Charles Hnilicka, Alan Hanks

3. MINUTES:

The minutes of the June 8, 2010 meeting were accepted as presented.

The minutes of the June 22, 2010 meeting were accepted with the following amendments:

- Page 1, Louis Salicrup was absent, not present at the meeting.

4. BILLS

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
Hartford Courant (May/June)	2538/2536/2537/2638	\$792.04
Branse (General Zoning)	1175-85263	\$145.00
Suburban	3533443-0	\$138.92

Motion by Mr. Thomas, seconded by Mr. Matthews, and passed unanimously to pay the bills as presented.

5. ACKNOWLEDGMENTS AND SET HEARING DATES

A) Application 10-04, Averum Sprecher, Parker Road, subdivision review for a proposed 3-lot subdivision. Assessor's Map 29, Lot 19.

First date: July 13, 2010

Last date: September 15, 2010

No one representing the applicant was present at this meeting. Mr. Ventres received a letter from Attorney Jezek requesting that this application be withdrawn at this time.

6. SITE PLAN REVIEW

A) Continued: Application 10-07, James Ingala, 75 Bashan Road, Site Plan Review to construct an addition on an existing home. Assessor's Map 58, Lot 101.

First date: June 22, 2010

Last date: August 25, 2010

No one representing the applicant was present at this meeting. Mr. Ventres reported that the applicant asked that this application be continued.

Motion by Mr. Thomas, seconded by Mr. Matthews, and carried by unanimous vote to continue Application 10-07, James Ingala, 75 Bashan Road, Site Plan Review to construct an addition on an existing home until the next regularly scheduled meeting.

7. C.G.S. SECTION 8-24 APPROVAL

A) Town of East Haddam, applicant, Judy Latham, property owner, 123 Salem Road. Proposed drainage easement.

No one representing the applicant was present. Mr. Ventres presented the plan to the Commission for the acceptance of a 400-square foot drainage easement. The property is located at 123 Salem Road. The drainage has failed. The activity is outside of the 100-foot upland review area.

Mr. Thomas asked if the language would be the same as other similar easements in town. Mr. Ventres stated that was correct and all the Commission would be doing would be to recommend to the Board of Selectmen that they schedule a Town Meeting for acceptance.

Motion by Mr. Thomas to recommend approval under CGS Section 8-24 to the Board of Selectmen for the proposed drainage easement for Town of East Haddam, applicant, Judy Latham, property owner, 123 Salem Road. Seconded by Mr. Gillis, and carried by unanimous vote.

8. DISCUSSION

A) Discussion of existing subdivision regulations – interior lots

Mr. Ventres presented a plan for review and discussion for Autumn Ridge. The Commission discussed buffers and water issues. The Commission reviewed a subdivision off Alger Road. The members discussed parking and easements.

Mr. Ventres distributed a draft Page 2 for easements. The consensus of the Commission was that for common driveways serving 2, 3, or 4 houses, the driveways must be paved to the common point.

Ms. Lunt asked if the driveways would be buffered. Mr. Ventres stated it would be per the draft regulation that was distributed. He explained that plantings would be per the site plan, but could not be within the easement areas. Mr. Curtin asked if leaching fields, etc. could extend into the easement. Mr. Ventres replied

that it could not extend into the easement area the way the regulation was written. Mr. Curtin will read this again.

Mr. Casner stated it appeared that the Commission was trying to cover issues that have come up in the past. He believed this language should work. Mr. Matthew believed it would be beneficial to have stringent regulations, with flexibility to relax the requirement if necessary. Mr. Ventres explained that it would depend on the property – some would not require additional buffering.

Mr. Salicrup arrived at 7:52 p.m.

Mr. Thomas asked if the Commission was ready to go to public hearing with this regulation. Mr. Curtin believed it was ready.

B) Additional regulations under consideration

The Commission was ready to go to public hearing on the test pit regulation.

The Commission discussed the accessory units regulation. Mr. Ventres will separate this regulation out for special exceptions, for review at the next meeting.

The Commission reviewed 4.18 Buffers. Mr. Curtin believed this regulation needed some editing. He suggested “and groups” be deleted from page 1. It was noted that the Commission could accept recommendations from other commissions and boards for this. Mr. Curtin believed the 200-foot buffer should be modified, as listed on page 3, paragraph 1. Mr. Curtin believed 200-feet was too much. The Commission discussed what constituted a farm. Mr. Ventres stated that the primary source of income had to be from the farm to be considered a farm.

Tape Change (1B)

Noting that the time was now 8:00, the public hearing began.

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

8. PUBLIC HEARING

A) Proposed acceptance of the Rotary Pond property under Section 8-24 of the Connecticut General Statutes.

First Selectman Mark Walter arrived for the public hearing.

Ms. Debra Denette, Mr. Alan Hanks, and Mr. Charles Hnilicka addressed the Commission on behalf of the Rotary. Ms. Denette stated the Rotary has no real use for this park, and believed now was a good time to address the Commission, during the planning and the development.

Mr. Ventres stated at one time, there had been interest in constructing public restrooms, as the location is adjacent to the sewer lines.

Mr. Charles Hnilicka stated that many times, the Rotary assists groups that begin projects, and then turn them over to other entities. He stated in the last few years, the Rotary’s income has dwindled. He stated with the

Goodspeed's recent developments, he believed now was a good time to exercise their right to turn this park over to the Town.

Mr. Alan Hanks asked that this park remain named as the Edward D. Williams, Sr. Park. Mr. Ventres read from the deed that the preference for this park was that it be used for recreational purposes. It was noted that although this area is wetland, it is walkable.

Mr. Curtin opened the hearing to the public.

Mr. Walter stated they would graciously accept the Rotary Park for the Town. He stated a park, walkway, etc. would fit in perfectly with the Town.

Mr. Bob Casner believed this park would be a nice open space for a walking trail, etc. He believed it would be an asset to the Town.

Motion by Mr. Matthews to close the public hearing. Seconded by Mr. Gillis, and carried by unanimous vote.

Mr. Matthew asked if anyone had looked at the cost implications to this. Mr. Ventres stated the Commission did not have to consider the cost. It would be up to the Board of Selectmen.

Motion by Mr. Thomas to recommend to the Board of Selectmen that the Town accept the Edward D. Williams, Sr. Memorial Park, with the preferred use for recreation. Seconded by Mr. Gillis, and carried by unanimous vote.

9. DISCUSSION (Continued)

B. Additional regulations under consideration (continued discussion)

The Commission discussed Section 8.1.5, Voluntary Merger of Lots Separated by a Street or Other Roadway. The consensus was that Section a) should be changed from 40-feet to 25-feet.

Mr. Curtin questioned b) iii regarding impervious lot coverage. This section was changed to add "for new construction" after "exceed". Section b)ii was changed to add "setback" after "front yard". Section b)i was changed to add "setbacks" after "yard". The Commission was ready to go to public hearing with this regulation.

The Commission discussed campgrounds, Section 15 of the regulations. Revised drafts were submitted in each member's packets.

General Requirements 7.5: everything after "permanent" was stricken, and "unit" was added after "permanent".

Section 15.2 was removed. (NOTE: The second 15.2 remained – there were two 15.2 sections from the original)

Section 15.4.5 was revised to add the 200-day period, and to add the dates. The size limitations on campers were removed.

The areas highlighted in yellow were proposed to be removed, and to shorten it to say that they shall be in compliance.

The Commission discussed Seasonal Use. The consensus of the Commission was that they were ready to proceed with this.

The Commission continued their discussion about 4.18 Rural, Residential, and Agricultural Buffer Areas. References to “style” were removed from Section 4.18.02. The Commission discussed ways to define type somehow. The Commission discussed various buffers. Mr. Ventres suggested he could, weather permitting, mark out various distances for further buffer discussion. Various farms in town were discussed, including Allegra farm, Ray of Light farm, the Sanford Farm, etc. Mr. Matthew suggested they use 200 feet as a maximum, and 50 feet as a minimum.

Tape Change (2A)

The Commission discussed the Cone farm.

A) Outdoor wood burning furnaces (OWF's)

Mr. Salicrup believed the regulation used by the Town of Killingworth looked good. The Commission discussed smoke stack heights. The Commission discussed Item C and revisions to the language of section (c). The ending date was changed from June 1 to May 15. The consensus was that the Commission was ready for Mr. Ventres to make the revisions and send it to Attorney Branse and/or Attorney Knapp for review.

The Commission discussed building heights and the Gateway regulations. Mr. Ventres presented a plan for the Commission to review. It was noted that the East Haddam Village was exempted from the Gateway's height regulation. Mr. Ventres commented that this was not an overwhelming issue for East Haddam, as he reviewed the properties along the river.

Mr. Thomas asked if in the package of regulations to be approved, this would be included. Mr. Ventres stated the regulation was drafted, if the Commission was ready to proceed.

10. ZEO REPORT

Mr. Ventres stated that Hilltop BBQ had approval for a 12-ft. diameter gazebo. The owner would like to substitute it with a temporary 20-ft. x 20-ft. tent. Mr. Curtin asked if this would be visible from the road. Mr. Ventres stated this would be visible. It was noted that this would be similar to the Gelston House's beer garden.

Mr. Thomas suggested that there should be a date by which the tent should be removed. Mr. Matthew asked the hours of operation. Mr. Ventres did not believe there were times in the approval letter. The Commission discussed approving it for this year, with further review for future use.

Mr. Thomas asked about lighting. Mr. Ventres stated currently, they have candles on the tables. It was noted that Chatham Health District has reviewed the facility for septic and tables.

The consensus of the Commission was that they would grant permission for this year, with review for future use.

Mr. Ventres stated he was approached about the Allegra Farm structure being used as a medical facility. It was noted that this is a residential use, but the area has a history of mixed use.

Mr. Gillis asked how much acreage the barn is on currently. Mr. Ventres believed it was 5 or 6 acres.

This would be a special exception application. Mr. Ventres spoke with Attorney Knapp about this, and it was possible that the zone could be changed. The zone could go to IG-12, or they could add to the IG-11 uses.

Mr. Casner asked Mr. Ventres to let him know if this becomes an application, so he can inform the Economic Development Commission.

Mr. Ventres has done some research on digital recorders. He has found one unit that appears that would work well for this application. Discussion will continue at the next meeting.

11. ADJOURNMENT

Motion by Mr. Gillis to adjourn at 9:52 p.m., seconded by Mr. Matthews, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina