

**PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
July 27, 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), John Matthew (regular member), Kevin Matthews (regular member), Harvey Thomas (regular member), Louis Salicrup (Alternate)

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

Mr. Curtin appointed Mr. Salicrup to vote for Mr. Brownell this evening.

OTHERS PRESENT: James Ventres

3. MINUTES:

The minutes of the July 13, 2010 meeting were accepted with the following amendments:

- Page 3, 8A, second paragraph: Add “of East Haddam Village” to the end of the paragraph

4. BILLS

There were no bills to pay.

5. 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 still has not received his plans back from the architect.

Motion by Mr. Matthew, seconded by Mr. Gillis, 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.

6. DISCUSSION

A) Discussion of existing subdivision regulations – interior lots

Mr. Ventres has sent this to Attorneys Branse/Knapp for review.

B) Additional regulations under consideration

The Commission reviewed multi-family units. A draft was mailed to each Commissioner for review. Mr. Gillis asked if in the half-acre zone, if there should be some sort of minimum standards for buildable area. He referred to the recent application on Leesville Road. Mr. Curtin noted that the proposed regulations for screening, etc. would impact that recent application. The Commission discussed multi-family units as special exception. It was agreed that multi-family units would be by special exception review.

The Commission discussed buffers. Mr. Ventres sent the draft regulation to Attorney Knapp for review. Mr. Gillis asked if there had been any issues with neighbors to Ballek's, to which Mr. Ventres responded there have been complaints, ranging from odors to deer hunting, etc. Mr. Gillis asked if the 200-foot buffer would have cut the Brooke Hill subdivision in half. Mr. Ventres stated it would have deleted the last two houses. The Commission discussed various subdivisions in town. Mr. Ventres stated this draft has been sent to the attorney for review as to format, but the Commission needs to decide the buffer numbers. It was discussed that there would be minimum and maximum buffers, and particularly for farms they might want to approve the maximum buffer. All of the buffers would now have a range, based on the draft regulation. Mr. Curtin believed the Commission was ready to move forward with this.

Mr. Ventres sent the final draft of the Gateway regulation to Attorneys Branse/Knapp for review. The discussion centered around building heights, and various houses were discussed. Mr. Ventres stated the Commission was not making any change to this regulation, but rather cleaning up the language to coincide with Gateway's. Mr. Curtin believed height regulations should be used in certain places, where they make sense. He commented that some houses did not impede anyone's view. Mr. Thomas noted that it was not just for impeding someone else's view, but for the view from the other side of the river, or from the water itself.

Signage – Nothing new. Mr. Ventres gave Mrs. Ziobron a package to review when she comes back from vacation.

Seasonal use – The final draft of this regulation has been sent to Attorneys Branse/Knapp for review.

Tape Change (1B)

Section 8.1.5. Voluntary Merger of Lots: The Commission changed item b)iii) to have Lot Coverage to 45%.

Campgrounds: Mr. Ventres talked to the various agencies, and everyone was in agreement to take out some of the language, and to streamline the regulation. Mr. Ventres stated that the size of the campers was eliminated; the term "recreational camps" was added.

The Commission discussed I-Park. Mr. Ventres has a meeting scheduled when he returns from vacation. Mr. Gillis asked what My Father's Place is considered. Mr. Ventres stated this was a religious retreat, and was considered under religious institution. Mr. Curtin believed 15.3.3 should be discussed further. In Section 15.3.3.b., "youth" was removed, as to allow these types of camps for all ages.

The Commission briefly discussed the buffer language, as outlined in 15.4.2. Mr. Ventres stated he just streamlined this section. It was noted that the dates of seasonal operation were changed.

Accessory Units – The Commission discussed this draft regulation. Mr. Ventres noted that the bedroom count was limited. Mr. Curtin suggested if the footprint did not change for an accessory unit, the Commission might want to consider not requiring extra acreage. He referred to someone converting space over a garage, etc. Mr. Gillis stated that there would be additional septic for another apartment. Mr. Ventres stated once another kitchen is added, it would change the use. He stated that the minimum square footage for an accessory unit is 600 square feet. Mr. Matthew stated he had no problem with accessory units, but if someone then wanted to rent out their accessory unit, all of a sudden, there is an apartment building. Mr. Ventres stated there is no regulation prohibiting someone from doing that now, as long as one part is owner occupied. Mr. Ventres stated he would check with Attorney Knapp or Attorney Branse about this. Mr. Ventres stated this is the most frequent request he gets in his office.

The Commission discussed minimum and maximum requirements. Mr. Matthews suggested 300 square feet for a minimum, and 700 square feet for a maximum. Mr. Curtin agreed. Mr. Salicrup believed 600 square feet would be a reasonable maximum.

Mr. Gillis inquired how accessory units and main houses could vary in style. Mr. Ventres stated he has no control over this right now. The Commission discussed building multiple units on large parcels. Mr. Ventres stated that each parcel, no matter how large the parcel is, is allowed one accessory unit. After a lengthy discussion regarding sizes, it was suggested that possibly there should not be an upper limit on the accessory units, as some barns, etc. might be converted.

Mr. Thomas inquired about parking. Mr. Ventres suggested they might work on the off-street parking.

C) Outdoor wood burning furnaces (OWF's)

Mr. Ventres made the changes the Commission discussed, and he sent this draft to Attorneys Branse/Knapp for review.

7. ZEO REPORT

Mr. Ventres stated that the Goodspeed is continuing to make progress. He stated they would begin excavating for foundations soon. They have been doing environmental and water testing. He stated there was a slight change in the plan for the Lone House. They need to carve a small area in the back and put in a retaining wall approximately 6-feet back.

Mr. Ventres stated there has been some interest in the Johnsonville site.

Mr. Gillis asked if the Commission wanted to look at the historical parks, since they are reviewing regulations now. Mr. Ventres stated this would be a special exception review, and it is a floating zone. He commented that the Commission was ahead of its time when this regulation was written many years ago. Mr. Ventres stated the historic park regulation could possibly be strengthened. Mr. Curtin suggested the Commission limit the list for now, as there is a lot in front of them right now.

8. ADJOURNMENT

Motion by Mr. Matthew to adjourn at 9:07 p.m., seconded by Mr. Gillis, and carried by unanimous vote.

Respectfully submitted,
Holly Pattavina

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