

**PLANNING & ZONING COMMISSION/  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
August 24, 2010  
(Not yet approved by the Commission)**

**1. CALL TO ORDER:** Mr. Brownell called the meeting to order at 7:25 p.m. at the Town Grange.

**2. ATTENDANCE:**

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

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

**OTHERS PRESENT:** Jim Ventres and approximately 7 townspeople were present.

**3. MINUTES:**

The minutes of the August 10, 2010 meeting were accepted as written.

**4. BILLS**

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
None		

**5. ACKNOWLEDGMENTS AND SET HEARING DATES**

**A) Application 05-10, Rodney Davis, applicant, Harry Kennedy, property owner, 107 Warner Road, Subdivision Review for a proposed 4-lot subdivision. Assessor’s Map 41, Lot 3.  
First date: August 24, 2010 Last date: October 27, 2010**

No one representing the applicant was present at this meeting. Mr. Ventres presented the plan for 4 lots. This plan was originally for 25 lots, but 4 lots are being proposed at this time. Mr. Curtin asked if this was a phase 1 plan, to which Mr. Ventres stated it was. Mr. Ventres stated the IWWC has looked at these four lots.

**Motion by Mr. Curtin to schedule a public hearing September 14, 2010, 8:00 p.m. at the Town Grange for Application 05-10, Rodney Davis, applicant, Harry Kennedy, property owner, 107 Warner Road, Subdivision Review for a proposed 4-lot subdivision. Seconded by Mr. Matthews, and carried by unanimous vote.**

**B) Application 06-10, Averum Sprecher, Parker Road, Subdivision Review for a proposed 3-lot subdivision. Assessor's Map 29, Lot 19.**

**First date: August 24, 2010**

**Last date: October 27, 2010**

Attorney Scott Jezek addressed the Commission on behalf of the applicant. He asked that a public hearing be scheduled for September 28, 2010, as there are some issues to work out with the Town regarding improvements to Parker Road, and who will be responsible for the work.

**Motion by Mr. Curtin to schedule a public hearing for September 28, 2010, 8:00 p.m. at the Town Grange for Application 06-10, Averum Sprecher, Parker Road, Subdivision Review for a proposed 3-lot subdivision. Seconded by Mr. Gillis, and carried by unanimous vote.**

**C) Application 07-10, Zito Builders, Inc., Moodus-Leesville Road, Subdivision Review for a proposed 2-lot subdivision. Assessor's Map 64, Lot 69.**

**First date: August 24, 2010**

**Last date: October 27, 2010**

Mr. Ventres presented the plan to the Commission. This site has been previously before the Commission for review, but was withdrawn. Attorney Jezek stated the structures have been reduced. Mr. Ventres stated they have been trying to address comments on the withdrawn application.

**Motion by Mr. Curtin, seconded by Mr. Gillis, and carried by unanimous vote to set a public hearing for September 14, 2010, 8:00 p.m. at the Town Grange to hear Application 07-10, Zito Builders, Inc., Moodus-Leesville Road, Subdivision Review for a proposed 2-lot subdivision.**

## **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 read into the record a written request for a 65-day extension.

**Motion by Mr. Curtin, seconded by Mr. Gillis, and carried by unanimous vote to grant the request for extension, and 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. PRELIMINARY DISCUSSION

### **A) Paul Nedovich, preliminary review of plans for 89 North Moodus Road (former Torah Institute), property of Jamie MacKenzie. Assessor's Map 73, Lot 110.**

Mr. Ventres distributed an email from Attorney Branse regarding the informal discussion about buffers. Mr. Brownell read from the email and stated that all the Commission could do would be to indicate that a reduction in the 200-foot buffer appeared to be reasonable.

Mr. Gillis believed the Commission could look at the buffer area. Mr. Curtin believed a reduction, at least in some places, would be reasonable.

Mr. Brownell noted that some Commissioners had gone to see this property. The consensus of the Commission was that they agreed with the attorney's email, that it appeared reasonable to look at a reduction in the buffer.

Mr. Nedovich appreciated the Commission's efforts, although the letter from the attorney was very open-ended.

Mrs. Melissa Ziobron questioned the Commission's take on the regulation 15.4.2. It was noted that the Commission had the discretion to require up to 200-feet. Mrs. Ziobron stated that the EDC, as well as the Board of Sleectmen at its last meeting, were in support of this project.

Mr. Ventres stated he has not yet had an opportunity to look at standards for noise levels for campgrounds. He stated that he would go back to the minutes from when this regulation was developed to see what the reasoning behind the 200-foot buffer was.

Mr. John Felciano, a neighbor to this property, believed there could be some leeway in the buffer, with limitations. He believed the Commission had a good handle on the issues.

## 8. DISCUSSION

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

### **B) Additional regulations under consideration**

Mr. Ventres distributed an updated list of items for consideration or review in 2010.

Mr. Ventres stated that in each member's packet, there were notes on Multi-family units, as well as Accessory units. Mr. Curtin suggested the removal of the definition of "family", or at least update the definition of "family", as there are non-traditional families.

### ***Tape Change (1B)***

The Commission discussed page 1 of the Multi-family discussion list. The term “bedroom” needed a definition. Mr. Ventres distributed a document entitled Technical Standards for Subsurface Sewage Disposal Systems. He believed that “bedroom” should be defined as in this document. Mr. Curtin agreed. Mr. Thomas asked if item 1A was ready to be moved to the “final draft” list. The consensus was yes.

The Commission reviewed and discussed Accessory Units – Issues to Review. They discussed eliminating swing sets, HVAC units, grills, and similar equipment. Windmills and detached solar panels, and similar structures. The Commission agreed with the draft that accessory dwelling units would be subject to a special exception review by the Commission.

Mr. Curtin believed if an accessory unit fit inside the existing footprint of a person’s house, or over an existing garage, provided they can meet the septic requirements, they should not really need extra land. The Commission discussed 1 bedroom versus 2 bedrooms for an accessory unit. Mr. Thomas suggested for a detached addition, for every 100 square feet of addition, a property would need 0.6 acres. Mr. Ventres stated right now, the minimum size is 300 square feet. Mr. Curtin suggested for a detached structure, they should be able to have either one or two bedrooms. There should be an additional half-acre required. For a two-family unit, they must have double the acreage. If there was no existing garage, and someone decided to build a garage, and then add the accessory unit above the garage, it would be treated as a detached unit, with the additional half-acre requirement. It was noted that this would be reviewed by Chatham Health District anyway.

Mr. Thomas noted at the last meeting, they came up with 700 square feet for an accessory unit. The 700-square feet would be habitable space. Page 3, Item h.1. was deleted. The Commission reviewed Page 4, affordable housing. Mr. Brownell would like Attorney Branse to send the Commission additional information on this. Mr. Ventres will check into this as well.

Mr. Ventres distributed a red-lined draft of Section 8.1.5. – Voluntary Merger of Lots Separate by a Street or Other Roadway. The Commission reviewed this document. Page 2, “location of mailboxes” was removed. Page 1, item iv: “implanting” was changed to “implementing”.

Mr. Ventres distributed the campground draft and review comments from Attorney Branse. The Commission decided to review this before the next meeting.

Mr. Ventres distributed information on windmills and solar panels, from a location in Maine. He also distributed a draft on windmills, towers, and energy producing wind devices.

### **C) Outdoor wood burning furnaces (OWF’s)**

The Commission briefly discussed Outdoor Wood Burning Furnaces (OWFs). This has been sent to the attorneys for review.

## **9. ZEO REPORT**

Mr. Ventres updated the Commission on various violations for removal of junk vehicles, etc.

The Goodspeed has poured another three foundations. On the hill, they were supposed to cut the trees, do the borings, and then come for stormwater review.

The Middle School Conversion Committee will be looking at revised drawings. They are working on a lighting plan. If the committee accepts the drawings at its meeting on Thursday, they will come to the Commission for an 8-24 approval.

Mr. Brownell asked the status of the Harris lawsuit. Mr. Ventres stated that no trial date has been set.

Mr. Ventres stated that Mr. D'Onofrio is looking at a possible expansion in the industrial park, but they have to work through the septic first.

Mr. Gillis asked if there was any new information on the Allegra Farms property. Mr. Ventres stated the interested parties are still doing market research.

Mr. Ventres reported that the reservoir will be drained approximately one foot per week, beginning September 6, 2010. It was noted that the upper reservoir would also be drained. This is to let the area freeze over the winter to kill the milfoil.

## **10. ADJOURNMENT**

**Motion by Mr. Curtin to adjourn at 9:48 p.m., seconded by Mr. Gillis, and carried by unanimous vote.**

Respectfully submitted,  
Holly Pattavina