

**PLANNING & ZONING COMMISSION/
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
October 12, 2010
(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: Cary Brownell – Chairman (regular member), James Curtin (regular member), Bernard Gillis (regular member), John Matthew (regular member), Kevin Matthews (regular member), Louis Salicrup (Alternate) arrived 7:16 p.m., Anthony Saraco (regular member), Harvey Thomas (regular member)

COMMISSIONERS ABSENT: Elizabeth Lunt (alternate member)

OTHERS PRESENT: Jim Ventres, Emmett Lyman, and approximately 17 townspeople were present.

3. MINUTES:

None

4. BILLS

| <u>Vendor</u> | <u>Invoice</u> | <u>Amount</u> |
|---------------------|----------------|---------------|
| Suburban Stationers | 3548588 | \$298.06 |
| Hartford Courant | 2504 | 521.35 |

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

Motion by Mr. Curtin, seconded by Mr. Gillis, and passed unanimously to alter the order of business to address Item 9A – Solar Power Panel Installation on Town Buildings – discussion.

9. DISCUSSION

A) Solar power panel installation on Town buildings - discussion

Mr. Pete Govert addressed the Commission. Mr. Govert is the chairman of the East Haddam Clean Energy

Committee. Mr. Govert gave a presentation on solar arrays. Mr. Govert stated they have been discussing this at the Board of Selectmen level. Mr. Govert has been discussing solar rays with Mr. Craig Bradway, who has bundled funding from various stimulus monies and organizations. He asked the Commission to look at 6 town buildings, including the Public Works building, the Senior Center, the Transfer Station, Company 4 Firehouse, Company 2 Firehouse, and the Nathan Hale-Ray High School.

Mr. Curtin asked the size, and if they would fit on rooftops. Mr. Bob Ballek stated that most would. Mr. Saraco questioned the life expectancy, to which Mr. Ballek stated it averaged 20 years. He stated that his mother has been using hers, and she is making approximately \$300 per month. He stated depending on the building, it might only be a percentage of electricity. For instance, on the high school, the panels might only produce 5% of the monthly electricity; however, it is free forever, and it would not contribute to pollution.

Mr. Govert stated they opted for all roof mounted panels. Responsive to inquiry by Mr. Saraco, Mr. Ballek stated there would be virtually no maintenance needed, other than bird droppings, or significant snow buildup. Mr. Govert added that they might need to replace the inverters after approximately 12 years. The cost to replace the inverter would be approximately \$1000.00. In addition, Mr. Govert stated they would need to add the units to their insurance policy. Mr. Curtin suggested that on buildings such as the salt shed, they could actually make money.

Mr. Brownell asked what Mr. Govert was looking for from the Commission. Mr. Govert stated the BOS would like the Commission to review the 6 buildings to see if there was any strong opposition. Mr. Curtin stated as long as the units were not extremely noticeable, he did not believe it would be a problem. Mr. Govert stated the panels would follow the same profile as the roof on which they were located.

Mr. Ballek presented a brochure to the Commission that depicted a sample.

Mr. Saraco asked what the replacement cost, at today's prices, would be. Mr. Ballek stated for a 10KW unit, today's cost, installed, would be approximately \$80,000.00. Mr. Saraco noted that on the Public Works building, the sheet noted that it would be placed on the back side. He asked about the other buildings. Mr. Ballek stated they would be placed on whichever side had the southern exposure. The consensus of the Commission was that they were amenable to this project. Mr. Curtin and Mr. Thomas suggested as long as the units are attractive, they should be fine.

6) SITE PLAN REVIEW

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

First date: June 22, 2010

Last date: December 15, 2010

Mr. Roger Nemergut addressed the Commission on behalf of the applicant. He stated the applicant would like to construct a second floor addition. Mr. Ingala and Mrs. Cheryl Duey addressed the Commission. Mr. Ventres indicated that this application has been before the Commission for a while now. There had been some issues with the septic system.

Mr. Nemergut stated there had originally been a question about the well and the neighbors' well location. However, when this went through the Chatham Health District, it was their opinion that the neighbor's well would not have to be relocated.

Mr. Ventres read into the record the 10/5/10 letter from Chatham, which stated this proposal was in compliance with the Public Health Code.

Mr. Ventres read into the record a 4/29/10 approval letter from the IWWC, with conditions.

Mr. Ingala stated the plan was really just a loft on the second floor, and a deck. Mr. Ron Dulia, architect, reviewed the plan for the new footprint and the loft. Mr. Brownell asked the building height. Mr. Ventres stated it was less than 24-feet high.

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

Motion by Mr. Curtin, seconded by Mr. Matthews to approve Application 10-07, James Ingala, 75 Bashan Road, Site Plan Review to construct an addition to existing home. Assessor's Map 58, Lot 101. Motion carried by unanimous vote.

**B) Zito Builders, Inc., 24 Moodus-Leesville Road, Site Plan Review to construct a three-family dwelling on each of two previously subdivided lots. Assessor's Map 64, Lot 69.
First date: October 12, 2010 Last date: December 15, 2010**

Mr. Ventres stated that Mr. Wrenn was not yet here.

Motion by Mr. Curtin, seconded by Mr. Gillis to change the order of the agenda to hear Zito Builders, Inc., 24 Moodus-Leesville Road, Site Plan Review to construct a three-family dwelling on each of two previously subdivided lots. Assessor's Map 64, Lot 69. later in the evening.

Motion by Mr. Curtin, seconded by Mr. Gillis to change order of business. Motion passed unanimously.

10. ZEO REPORT

Mr. Ventres stated that everyone will get, or has already gotten, an invitation to an open house at the Senior Center.

Mr. Ventres informed the Commission that there was an application from the State of Connecticut to add another tower to the American Legion field. The State's letter indicated that they did not have to go through the entire process again. Mr. Brownell noted that this was a 12x24 structure on the ground, and he asked about buffering. He stated that would be the only thing he would question, and he assumed the American Legion would as well. Mr. Curtin noted that basically, they would end up with a tower 20-feet taller than the one they already have. Mr. Brownell noted there would also be a building. Mr. Brownell again questioned

the building. Mr. Ventres stated he could go check the size of the building that exists now. Mr. Brownell commented that this was not an application to the Commission, and it was really out of the Commission's jurisdiction at this point.

Mr. Ventres distributed a document on Public Act 490, environmental management bulletin.

Mr. Gillis noted that the Eightmile was holding a festival on Saturday October 16, 2010.

Mr. Ventres distributed a memo from the State of Connecticut dated 10/6/10 for the tower at 33 Neptune Avenue.

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

7. PUBLIC HEARING

A) Continued: 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: September 14, 2010

Last date: October 18, 2010

Mr. Chris Bell, P.E. addressed the Commission on behalf of the applicant. He stated as part of the comments from Mr. Curtis, and from the Commission's comments, he responded to Mr. Curtis' comments. After the Chatham Health District sent out their approval letter.

Mr. Bell stated he received Mr. Curtis' response to his comments this afternoon. Mr. Bell reviewed the comments with the Commission, and how he addressed each comment.

Mr. Ventres read into the record a letter dated October 4, 2010 from Mr. Jeffrey Cattlett of the Chatham Health District for 3 new lots, which gave conditional approval.

Mr. Ventres previously read into the record the conditional approval letter from the IWWC.

Mr. Matthews and Mr. Matthew questioned the culverts. Mr. Bell stated he addressed this with Mr. Curtis.

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

Motion by Mr. Curtin to close the public hearing for Application 05-10, Rodney Davis, applicant, Harry Kennedy, property owner, 107 Warner Road, subdivision review for a proposed 4-lot subdivision with the condition that the IWWC and Chatham conditions be adhered to. Seconded by Mr. Saraco. Motion carried by unanimous vote.

Motion by Mr. Curtin to approve Application 05-10, Rodney Davis, applicant, Harry Kennedy, property owner, 107 Warner Road, subdivision review for a

proposed 4-lot subdivision, with the condition that the IWWC and Chatham conditions be adhered to. Seconded by Mr. Matthews. Voting: Mr. Saraco abstained. All other voting members voted aye. Motion passed.

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

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

First date: September 28, 2010

Last date: November 1, 2010

Attorney Scott Jezek, Mr. Richard Couch, and Mr. Averum Sprecher addressed the Commission. Attorney Jezek stated there has been an exchange of dialogue between the engineer and the Town. He stated they were comfortable with culverts at the intersection of Parker Road. As a result of concerns with one driveway, the driveway would be located away from Mr. and Mrs. Tierney. Attorney Jezek offered the letter from Mr. Tierney. Mr. Ventres read into the record the letter from Mr. Tierney, in support of the project.

Upon question from the Commission, Mr. Sprecher stated that Mr. Tierney's driveway was at the bottom of the hill. He believed that Mr. Ventres moved the tape 40-feet. Mr. Ventres did not move the tape, but he reviewed the driveway relocation for Lot 4, which was 40-feet lower. Mr. Curtin noted that the original driveway was close to the crown of the road, and moving it down farther should help the sight line.

Mr. Ventres read into the record a letter dated October 5, 2010 from Chatham Health District, which listed comments for Lots 1, 2, and 3 on revised plans.

Mr. Ventres read into the record a letter dated October 12, 2010 from Mr. Brian Curtis of NL Jacobson & Associates.

Mr. Matthew asked if they would see contours along the roadside. Mr. Richard Couch, P.E. stated they received the survey this afternoon, and they have the detail for the stone wall, and they will comply with the pipes for the driveway crossings. They did not have time to prepare the detail for tonight's meeting, but they assumed this would be something that would be submitted as part of the driveway application. Mr. Matthew stated it appeared that the stone wall sat up high, and he asked if they would have to carry a large flow once the driveway cut was made. Mr. Couch stated the grading around the access/egress would be graded such that water did not shed down through the driveway and down to the road. This note is on the plan. Mr. Matthew asked if this would be shed on the east side, before it gets to the west side, to which Mr. Couch confirmed that no flow would go down the driveway. Responsive to inquiry by Mr. Matthew, Mr. Couch stated they could add a small detail to show this.

Mr. Couch stated it may function better not to have a paved apron. Mr. Curtin stated the purpose of the apron would be to protect the asphalt on the road. Mr. Ventres stated the Town does not require paved aprons on gravel roads. Mr. Curtin stated the Town has standards for slope percentages, but water could be pitched to drain into swales, and then into the cross-culverts. A lengthy discussion ensued.

Mr. Brownell opened the hearing to the public.

No public comments were offered.

Attorney Jezek clarified that they were looking at the 15-inch reinforced concrete pipes for the driveways.

Motion by Mr. Curtin, seconded by Mr. Matthew to close the public hearing for Application 06-10, Averum Sprecher, Parker Road, Subdivision Review for a proposed 3-lot subdivision. Motion passed unanimously.

Mr. Curtin noted the paved aprons, the culverts, and the final plans should show the actual grading that is required for the construction of the driveways, the intersection at Parker Road, and that the applicant must follow the requirements of the 10/5/10 Chatham, and the 8/31/10 IWWC reports.

Attorney Jezek questioned the plans versus the IWWC's approval. Mr. Ventres read the conditions listed in the August 31, 2010 IWWC approval letter. Attorney Jezek stated he just wanted to clarify this.

The Commission discussed the concrete pipes, comparing the proposal and the engineer's comments.

Mr. Thomas announced that he had listened to the tapes from the meeting for which he was not present.

Motion by Mr. Curtin, seconded by Mr. Gillis to approve Application 06-10, Averum Sprecher, Parker Road, Subdivision Review for a proposed 3-lot subdivision, with the following conditions:

- **The requirements of the IWWC shall be followed.**
- **The requirements of the Chatham Health District shall be followed.**
- **The inlet and outlet flared ends be installed in the 15-inch pipe, per the Town engineer's recommendation.**
- **A note shall be added to the plan stating that the property owners will be responsible for the culvert maintenance.**
- **No paved aprons are required**
- **The final plans must show the actual grading required for the construction of the driveway intersection at Parker Road.**

TAPE CHANGE (2A)

Motion carried by unanimous vote.

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

C) Application 10-11, Kip Kollar, 7 Connecticut River Road, Special Exception Review, reconstruction of existing cottage located in the flood plain. Assessor's Map 8, Lot 4.
First date: October 12, 2010 **Last date: November 15, 2010**

Mr. Richard Mihok, P.E. addressed the Commission. He presented the green, certified receipt cards to Mr. u/z/P&Z/min/2010/10122010

Ventres. Mr. Mihok stated this parcel abuts the Connecticut River. The parcel is approximately $\frac{3}{4}$ acre. He reviewed the surrounding area. The entire lot is located in the flood zone. The house will have a crawl space. The leaching field is located at the extreme front of the parcel, in order to locate it as far from the river as possible. At the present time, this parcel has no septic system.

Mr. Mihok stated they have received approval from the IWWC, as long as they use the same footprint as the existing dwelling. He submitted a copy of the October 12, 2010 letter from the Chatham Health District.

Mr. Mihok stated that Chatham's concerns have been addressed on his plans. As far as topography, the lot will remain as it exists today. Presently, the existing dwelling is located on concrete blocks.

Mr. Brownell asked if the IWWC conditioned its approval on keeping the same footprint. Mr. Mihok clarified that this would be the same footprint as the plans that were submitted to them, not as currently exists today.

Mr. Ventres showed the house plan elevations to the Commission. He stated it does meet the existing height regulations, as submitted. Responsive to inquiry by Mr. Brownell, Mr. Mihok stated the ground floor will have an elevation of 12 $\frac{1}{2}$.

Mr. Curtin asked about the crawl space. The builder, Mr. Gonzalez, stated it would be a poured concrete crawl space foundation.

Mr. Matthew asked how this structure compared with area heights. Mr. Mihok believed the two abutting structures were a bit lower, but there were other structures farther up that were higher.

Mr. Ventres read into the record a letter dated August 31, 2010 from the IWWC, which gave conditional approval.

Mr. Ventres read into the record a letter dated October 12, 2010 from the Chatham Health District, which listed several comments. Their letter stated that conceptually, this plan conforms to the Public Health Code for the design with the well and septic system.

Mr. Ventres noted that this will remain a seasonal cottage.

Mr. Mihok stated he has addressed all of Chatham's concerns on the plan, and has submitted the \$70.00 fee.

Mr. Brownell opened the hearing to the public.

Mr. Lux stated he and his parents had no issue with the proposed plans.

Ms. Jean Williams, 5 River Road, had no objections.

Mr. William Francini, River Road, stated this proposal would be a tremendous lift to their neighborhood, and would blend in with the other structures in the area.

Mr. Matthew asked about this application, if it was just as a seasonal dwelling. Mr. Ventres stated it was a seasonal dwelling. If it were an application for a year-round dwelling, they would have to undergo review by the fire department, etc.

Mr. Francini asked if a seasonal dwelling was constructed the same as a year-round dwelling. He stated that they also pay taxes, and there have been no problems with fire trucks, etc. He stated since he has owned his property since 1994, and there have been three plane crashes. He asked why the residents in this area were being penalized. He asked what the difference was.

Mr. Ventres stated the use was different. Right now, this application is for a seasonal cottage. He stated that Mr. Francini was correct in saying that the septic systems would be the same. As far as the use, this applicant is not asking for year-round use. Mr. Mihok stated if the application could qualify for a year-round structure, with a proper application, it should be approved. Mr. Ventres stated if it came to the Commission for year-round application, they would have sent out further notice.

Motion by Mr. Thomas to close the public hearing for Application 10-11, Kip Kollar, 7 Connecticut River Road, Special Exception Review, reconstruction of existing cottage located in the flood plain. Motion carried by unanimous vote.

Motion by Mr. Thomas to approve Application 10-11, Kip Kollar, 7 Connecticut River Road, Special Exception Review, reconstruction of existing cottage located in the flood plain, with the following conditions:

- The IWWC conditions must be met.
- The conditions of the Chatham Health Department must be met.

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

Motion by Mr. Brownell, seconded by Mr. Curtin to take a 5-minute recess. Motion passed unanimously. The meeting reconvened at 9:37 p.m.

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

D) Application 10-13, Town of East Haddam, 1 Plains Road, Special Exception Review and 8-24 referral for the conversion of the old middle school into a town office complex. Assessor's Map 56, Lot 38.

First date: October 12, 2010

Last date: November 15, 2010

Mr. Brownell asked Mr. Ventres if he had a listing of all of the options that have been discussed. Mr. Ventres did not have a listing. Mr. Ventres stated that most of his presentation was factual. He stated this committee was not charged with planning.

Mr. Brownell stated he had an issue with Mr. Ventres sitting on this committee, and he is also this commission's liaison. He asked where he could go for answers, so the commission does not hear just one side. He felt there might be a conflict of interest.

Mr. Ventres stated that representatives from Silver Petrucelli and Newfield Construction were going to be present, but they were not able to attend tonight. He envisioned this meeting being continued, and they could be present for the next meeting.

Mr. Matthews stated they should know how they got here. Mr. Brownell did not want to wonder what other options there were.

Mr. Thomas stated this commission reviews the application before it – as it is, just like any other application.

Mr. Ventres stated he only planned to present what the committee has done, and what the architects have drawn. Mr. Brownell believed Mr. Ventres would be trying to steer the committee and this commission. Mr. Ventres stated this commission must make a determination if the special exception criteria has been met. He stated there have been plenty of times people in small communities multi-task.

Mr. Brownell stated part of his job is to make sure that all of the commission is happy with this. Mr. Matthew stated he did not have to be happy with what was presented. Mr. Curtin asked if they just had to review the plan and refer it to the BOS. Mr. Ventres stated the Commission would need to write a report.

Mrs. Melissa Ziobron stated as a member of the committee, she stated that Mr. Ventres is very well versed on the discussions. She stated what Mr. Ventres has in front of him is the plan. There may be some changes at their next meeting on Monday. She stated she would attend the next meeting, and she believed Newfield Construction would be able to be here as well.

The consensus of the Commission was that they were comfortable hearing the overview from Mr. Ventres.

Mr. Ventres presented the boards for review. He reviewed the location of the school. As for the full property, there are fields and woods behind the school, and the property includes the former Brownell parcel. Mr. Brownell asked if that was deeded, to which Mr. Ventres stated it was. Mr. Ventres stated the portables will be removed with a recent bid that was awarded to Franklin Academy.

Mr. Ventres reviewed the front of the property. The portables and the existing metal shed in the back will be removed. There will be a small addition for the Town Clerk's vault. There are some concerns with sight line and speed on Town Street. Since it is no longer a school, the speed limit in this area is now 35 mph. The plan shows using the existing driveway that exits and enters from Wigwam Road. There are 75 existing parking spaces.

Mr. Ventres reviewed drainage. There will be a reduction in impervious surface by eliminating the portables and shed. He stated this plan has been sent to Nathan L. Jacobson and Associates, but he has not yet heard back from him. Grading was shown on the plan. There are four sanitary systems on the site. One is located next to the tennis court, which serves the Hale area. Another is in the middle of the parking lot, and then a newer system in 1997 that served the portables. One more system is located in the parking lot. The system near the tennis courts and the new 1997 system will be retained.

Mr. Ventres read into the record a letter dated September 30, 2010 from the Chatham Health District. The review showed that the requirements have been met, but further expansions or change of use must be reviewed and approved by Chatham.

Mr. Ventres stated there are two wells on the site, both of which are actually located in the building. It served 625 students and staff per day, so water flow will not be an issue. The driveway will have the greatest amount of erosion control issues. The site will be wrapped for erosion control.

Mr. Ventres noted that there was not a lot of landscaping planned, as there is some existing landscaping in place. Some of the specimen maple trees in the front will not make it, as they are dying. There are islands and some landscaping planned in the rear parking area.

Mr. Ventres commented that there will be a reduction in traffic from the school use. He reviewed the architectural character. The only real change would be the window treatment for the Ray wing, to add some panes and filters for the windows. Mr. Ventres stated on the back side of the building, there is a proposal for a bump out for a vault.

Mr. Ventres distributed copies of the back side of the building, which showed the proposed vault area. He also distributed copies of a plan showing the vault. The other change in architecture is the garage. The proposal is to house the ambulance, police vehicles, boat, lights, etc. The last section would be for the Town Office vehicles, and lawn equipment.

Regarding uses, presently the plan includes space for the Board of Selectmen, Town Clerk, Assessor, Finance Department, Tax Collector, Land Use Department, Building Department, Registrar of Voters, Town Historian, Document Storage, BOE Central Office, Youth & Family Services, Food & Clothing Bank, Visiting Nurse, Police, Ambulance, Park & Recreation, Fire Marshal, Economic Development Director. They may have possible leases to the Judge of Probate and Chatham Health District. Mr. Ventres reviewed the floor plan for each department.

Mr. Ventres noted that the architect has called for all downsplash lighting. The lights in the parking lot will match the lights that have been installed in the area. The lights have a maximum of 0.2 foot candles for brightness at the property line. Near the entrances to the building, the lighting intensity is greater. The lighting plan was prepared by BSC Group.

Mr. Curtin asked if the front access that has always been there would be removed. Mr. Ventres stated it was cut from the project. He stated it may be labeled for staff only. He noted the real entrance was from the back of the building. Mrs. Ziobron stated there would be a new entrance from the back. Mr. Curtin believed without access to the front of the building, it seemed inconvenient. Mrs. Ziobron stated when she was on the BOE, the DOT asked them to abandon the project for front driveway improvements. She stated they had to cut away at the project, and she anticipated further discussion at the next meeting. Mr. Curtin stated he would not eliminate access from the front. Mrs. Ziobron stated due to the cost of the project, they removed it. Mr. Curtin stated it was possible, but it appeared as though it would be difficult.

Mr. Bronwell thought originally, the cars would be inside where the old agricultural department was. Mr.

Ventres stated the architect laid out the space. He reviewed the proposed garage, and the current vehicles.

Mr. Gillis asked if the offices that are the most used would be directed toward the back of the building. Mrs. Ziobron stated the Town Clerk, Assessor, and Tax Collector were the first three offices, and were accessible from the handicap ramp.

Mr. Gillis asked about the food bank. Mrs. Ziobron reviewed the hours of the food bank. She stated they were placed at the proposed location for privacy, as it is a sensitive issue.

Responsive to inquiry by Mr. Salicrup, Mr. Ventres noted there is a sidewalk that runs along the front of the building, and there is access from the front.

Mr. Brownell opened the hearing to the public.

Ms. Joan Lowther voiced concern about the noise sirens from the police and ambulance. Mr. Ventres had asked for protocol from the ambulance, but he has not heard back from them yet. A neighboring property owner voiced her concern about the cars. Mrs. Ziobron stated that it was formerly a school, so there were many cars then. Ms. Lowther asked about the tennis courts.

Ms. Nancy Pinkus asked about pedestrian traffic along Wigwam. Mr. Ventres stated that area would remain as is. Ms. Pinkus asked if pedestrians would still be able to walk down the street, to which Mr. Ventres stated it would remain the same.

Attorney Scott Jezek encouraged the commissioners to look at the towns around us, such as Guilford, Clinton, Saybrook, Westbrook, Waterford, Portland, Glastonbury, etc. He stated that some seem to be very suitable for it. On the whole, he believed this was a good use of existing space. He stated there is wasted space in some of the buildings, because they were schools. But for the most part, he believed they seemed to work. He suggested the commissioners look around, and he believed this was probably as good an option as we would find in our lifetimes.

Mr. Bob Smith believed this was a great plan. He was very happy that the front would not be used for access. He hoped that the steel garage could at least have a brick veneer. He believed that Moodus always seems to get short changed, and he hoped it could have the veneer.

Mr. Dick Everett asked if this Commission gives approval, and if the project does not go forward, if this approval would continue. Mrs. Ziobron stated that the Ray side of the building has language in the deed to only be used for municipal use.

Mr. Ted Stunn asked when the portables would be removed. Mr. Ventres stated that Franklin Academy put in a bid to remove them. They are working with the DEP to get approval for their septic system.

Responsive to inquiry by a member of the public, Mr. Ventres explained the proposal for geothermal wells. It will cost more initially to install it, but it will save approximately 30,000 gallons of oil per year, and will save approximately \$40,000 in operating costs per year. Mrs. Ziobron stated they would not know exact

numbers for a bit yet. It was noted that the 65 proposed geothermal wells would be grassed over, and would not be visible.

Mrs. Ziobron stated their next meeting is on October 18, 2010. She anticipated at that meeting, the plans may change significantly.

Mr. John Spradlin, Green Village Road, asked if Park and Rec would continue to use the fields, to which Mr. Ventres responded affirmatively. Mr. Spradlin asked about emergency vehicles, if groups of people would be parked in that area. Mr. Ventres stated that he was waiting for the protocol from the ambulance association.

Motion by Mr. Curtin to continue Application 10-13, Town of East Haddam, 1 Plains Road, Special Exception Review and 8-24 referral for the conversion of the old middle school into a town office complex until the next regularly scheduled meeting by Mr. Curtin. Seconded by Mr. Gillis, carried by unanimous vote.

Mr. Brownell excused himself from the meeting at 10:32 p.m.

6B) SITE PLAN REVIEW (Continued)

**A) Zito Builders, Inc., 24 Moodus-Leesville Road, Site Plan Review to construct a three-family dwelling on each of two previously subdivided lots. Assessor's Map 64, Lot 69.
First date: October 12, 2010 Last date: December 15, 2010**

Attorney Jezek addressed the Commission on behalf of the applicant. He submitted the green cards. He pointed out that they had no luck with the cemetery next door. He stated he found an address for a synagogue in Chester, and they did pick up the letter.

Mr. Joseph Wrenn addressed the Commission. He stated he had made several changes based on the review letter from Mr. Brian Curtis of NL Jacobson & Associates. He stated they incorporated most of the items, and he reviewed the items. Mr. Wrenn stated he received two letters from Chatham. The first gave approval with a couple of minor changes. He received a second letter today from Chatham.

Mr. Wrenn stated they would have approximately 1700 cubic yards of fill removed. Responsive to inquiry by Mr. Curtin, Mr. Wrenn stated it was from all over the site, but mostly in the parking area. Nine of the twelve specimen trees will be saved from the site. A significant portion of the stone wall had to be removed. Mr. Wrenn has not received any comments from the Fire/Emergency officials yet.

TAPE CHANGE (3A)

Mr. Wrenn stated they have added significant buffering of evergreen trees, even more than was on the subdivision plan. In addition, they pulled the activity back away from the property lines. They also changed the arborvitaes to white pines, to be more deer resistant. There are 25 eastern hemlocks and several white pines along the plans. There would be some minor clearing in the 10-foot drainage easement access strip. Some of this would have to be cleared for sight line anyway. There has been an adjustment of grading

for drainage flows. There will be no trash dumpster on site. Mail boxes will be located by the driveway aprons, subject to review and approval by the East Haddam Postmaster.

Mr. Wrenn stated that Mr. Ventres had requested language for the conservation easements and association language. Attorney Jezek stated he submitted documents to the Land Use office last Friday for the recent Zito units.

Mr. Wrenn reviewed the October 12, 2010 letter from Chatham Health District. He read Item 9. He stated he has a call in to Mr. Bob Scully for clarification.

Mr. Wrenn stated there was some concern at the last meeting about 2:1 slope. He stated a 1:1 slope would be a 45 degree slope. A 2:1 slope would be 26 degrees. He believed this would be walkable, and lawn maintenance equipment could be used.

Mr. Matthew believed a 2:1 slope is a very steep slope, and he did believe children could tumble on this slope. He again voiced concern about the buffering. Attorney Jezek stated the Commission was charged with public safety, not individual safety. He stated that people moving in here would have to decide if this was safe enough for their children. Aside from that, he believed this was outside of this commission's purview.

Attorney Jezek stated this was a suitable zone for the multi-family unit we have in East Haddam. He stated it was consistent with the comprehensive plan, and is a permitted use by special exception in this zone. Whether or not the screening is the best it can be, those are things that could be adjusted or modified, but he believed the issue of whether or not this is an appropriate use has already been determined by the zone.

Mr. Matthew did not believe this was acceptable, as it was not consistent with the neighborhood. Attorney Jezek suggested they could prepare a visual, similar to what they did for the Goodspeed application.

Mr. Bob Smith stated he owns two pieces of property on this road. He believed this was similar to putting a store in this area. He submitted photographs of homes in the area. He stated this is a steep road. He submitted a letter he wrote to the First Selectman. He added that this is a shortcut road. He stated that he and his wife do not cross traffic when entering/exiting their property. He did not feel this was an area suitable for this type of project.

Mr. Smith voiced concern with the buffers. He stated his neighbor planted 50 pine trees as a buffer. He stated if you have a building that you have to hide it is ridiculous, and he did not feel it was consistent with this neighborhood.

Mr. Wrenn stated he did not propose the buffering. They added that as a request of the Commission. He stated they were not trying to hide anything, and he did not believe these would be unattractive. He stated if this property was divided into 8 half-acre lots, it would be approximately the same size as having two 3-family buildings. Mr. Smith stated they could not get 8 houses, which he believed was why they went with this proposal.

Motion by Mr. Thomas, seconded by Mr. Matthews, and passed unanimously to continue Zito Builders, Inc., 24 Moodus-Leesville Road, Site Plan Review to construct a three-family dwelling on each of two previously subdivided lots until the next regularly scheduled meeting.

9) DISCUSSION

A) Solar power panel installation on Town buildings – discussion

Discussed earlier this evening.

Items B, C, D – No discussion

11. ADJOURNMENT

Motion by Mr. Matthew to adjourn at 11:11 p.m., seconded by Mr. Thomas, and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina