PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
February 23, 2021
(Not yet approved by the Commission)

There is access to this meeting via a YouTube Live link from the Town's website:
www.easthaddam.org

1. CALL TO ORDER: Chairman Brownell called the meeting to order at 7:15 p.m.

2. COMMISSIONERS PRESENT: Crary Brownell (Chairman), James Curtin (Vice Chairman), Richard Pettinelli (Secretary), Lou Salicrup (regular member) and Justin Anderson (regular member).

COMMISSION MEMBERS ABSENT: Bernard Gillis (regular member), Ed Gubbins (regular member) and Susan Kinsman (alternate member).

OTHERS PRESENT: James Ventres, Land Use Administrator, Bob Casner, EDC, Rob Smith, First Selectman, Randy Dill, Chairman of the Inland, Wetlands and Watercourse Commission and Toni Marie Dumaine, Recording Secretary (via YouTube).

3. MINUTES: The January 12, 2021 minutes were accepted as presented.

4. BILLS: None

5. ACKNOWLEDGEMENT:

1. New #20-01- 50 Johnsonville Road, Trimline Hiteck Construction (Nicasio Angeles), Special Exception Review to modify existing building and proposed additions into a church chapel. Assessor's Map 55, Lot 180.

Mr. Ventres distributed a copy of the application for special exception review with a statement of use to the commission. The statement of use gives details and specifies a request to modify an existing building into a chapel, to drill a well and install a septic system. Mr. Ventres requests a public hearing scheduled for March 23, 2021.

> **A motion was made by Mr. Curtin to schedule a public hearing for March 23, 2021. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.**

6. REVIEW 8-24, Connecticut DOT bridge replacement over Route 151 to Shady Brook.

Mr. Ventres distributed a copy of the November 2020, Right of Way map by the State of Connecticut Department of Transportation to take and improve easement areas from the Town of East Haddam, Bridge #06887 replacement at Route 151 to Shady Brook, Scott A. Hill, P.E., Project # 040-144, Christine E. Aubrey, P.L.S. Discussion ensued regarding details of the Right of Way drawings HWY-04 and HWY-07 of the final design review. Selectman Rob Smith added information regarding sidewalks and site lines. He indicated that construction for the project will begin in 2022. Mr. Ventres requested a site plan approval letter from the Planning and Zoning Commission to the Board of Selectmen.

A motion was made by Mr. Curtin to write a letter of approval to the East Haddam Board of Selectmen from the Planning & Zoning Commission for the Connecticut Department of Transportation project #040-144, November 2020 Right of Way Map for the taking and improvements at Route 151 to Shady Brook. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

7. REGULATION REVIEW:

1. Agricultural Regulations

Mr. Ventres indicated that he will contact Chairman Gross of the Agricultural Commission regarding regulation amendments.

A motion was made by Mr. Curtin to change the order of business. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

9. DISCUSSION:

1. Moodus Center Regulation and Mapping Review

Mr. Brownell asked Mr. Casner to inform the commission with discussion results from the Moodus Center subcommittee meeting held on January 21, 2021. Mr. Casner described the areas in Moodus Center that have potential for mixed use development. Mr. Casner referred to a projected sidewalk design, indicating the demand for affordable housing in a walkable village setting.

Mr. Pettinelli added that the subcommittee is proposing to rewrite zoning regulations for Moodus Center, modeling other town's village atmospheres. Mr. Pettinelli suggests the development of buildings face and are closer to the road, rather than set back off the road as it exists today. He indicated that the section of Route 149 in Moodus Center is too wide. He proposes that the future village plan implement a "road diet" to help slow traffic. Mr. Salicrup inquired about septic disposal for the proposed village. Mr. Pettinelli indicated that a community septic system will be part

of the plan. Mr. Curtin inquired if there will be regulation review for the existing businesses in Moodus Center. Mr. Brownell remarked that the subcommittee discussed parking lot locations pertaining to existing Moodus Center businesses. Mr. Pettinelli stated that part of the special exception review application architectural design regulations. Mr. Curtin inquired about signage. Mr. Ventres explained that signage regulations and design will be reviewed in the special exception review application.

2. Customary Home Occupations

Mr. Ventres distributed to the commission a copy of the East Haddam Home Occupation Regulations, Section 27, and copies of nine surrounding town's home occupation regulations. Mr. Ventres explained the progression of home occupation regulations and the roll of the Zoning Enforcement Officer regarding application approval. Mr. Ventres stated that changes to the approval procedure are policy decisions from the Planning & Zoning Commission.

Mr. Curtin inquired whether Attorney Matthew Willis reviewed the Affordable Slate Roofing LLC regulation issue. Mr. Ventres said he did.

Mr. Brownell asked Mr. Casner if he received answers to his November 2020 letter. Mr. Casner stated that he is still not clear as to what was approved for the home occupation business in question. Discussion ensued regarding the allowable square footage for office and garage space and what specifically in violation of this regulation. Mr. Brownell stated that he is advised by Attorney Matthew Willis to not legally pursue this issue, but requests that the commission further discuss possible amendments to the home occupation regulation. Mr. Curtin asked what has been approved in the application in question. Mr. Ventres responded an office and one bay garage. Mr. Casner remarked that this business location is on a two-acre lo in residential subdivision and has grown to include a 1,600 square foot detached garage and construction equipment displaying the business name. This discussion will continue after the Public Hearing.

10. PUBLIC HEARING

Questions or comments before the meeting or during the meeting can be sent to jventres@easthaddam.org.

1. New #20-11, 8 Woodmont Circle, Maria Giovanna Watters, Special Exception Review for an accessory apartment. Assessor's Map 31, Lot 24.

Mr. Ventres stated that this is an application for a 700 square foot addition to the back of the house. Ms. Giovanna Watters presented the green certified mail receipts to Mr. Ventres. Mr. Ventres read a letter from Chatham Health District dated February 2, 2021 approving the site plan with the condition that water treatment discharge is separate from the septic system.

Mr. Pettinelli questioned the water drainage flow from the roof drains and recommended an infiltrator system for the roof drains.

Mr. Curtin stated that it is a small addition on a good size lot.

At this time Chairman Brownell opened the hearing to the public. There are no comments from the public or via email.

A motion was made by Mr. Curtin to close the public hearing. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

A motion was made by Mr. Pettinelli to approve application #20-11, 8 Woodmont Circle for an accessory apartment with the condition listed in the Chatham Health District letter dated February 2, 2020 and the condition to install an infiltrator system for the roof drains. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

9. DISCUSSION continued:

Mr. Brownell requests that the commission discuss potential amendments to Section 27 of the Home Occupation Regulations at the next P&Z meeting, in order to prevent future complaints of commercial business in residential zones

3. Beebe Road/Scenic Road discussion

Mr. Ventres distributed to the commission a copy of a letter dated January 21, 2021 from Mr. Randy Dill of Cloverdale Farm Associates, LLC to Mr. Ventres and the Planning & Zoning Commission that included a 1996 site survey map of Beebe Road by Richard Ziobron, Surveyor.

Mr. Brownell stated that he would like to establish a working relationship with the supervisor of the Public Works Department to resolve the Beebe road issues. Selectman Rob Smith, acting Public Works Supervisor, offered to answer questions from the commission.

Mr. Brownell asked that Mr. Dill address the commission regarding his request for the public works department to "take measures to bring Beebe Road back into compliance with the provisions of the Scenic Road Ordinance (noting that they had violated the ordinance by widening the road and encroaching on wetlands and watercourses)". Referencing his two letters to the commission, Mr. Dill proceeded to give a summary of the 1996 scenic road designation that he initiated. He stated that the Dill and the Cone family farms preservation have road frontage on both sides of Beebe Road which will never be developed. Mr. Dill gave examples of previous attempts by the public works department to correct the widening and pot holes of Beebe Road. He asked the

commission for advice to resolve this issue for Beebe Road and other designated scenic roads in East Haddam.

Discussion ensued regarding adjacent housing development and road installation which increased traffic on Beebe Road. Selectman Rob Smith stated that the town hired Sullivan Paving to crown the road and widen it to 18 feet. After the road is properly graded, sections of Beebe Road will have delineators installed to prevent vehicles from driving over grassy areas.

Mr. Brownell suggested creating a subcommittee of Planning & Zoning members Mr. Pettinelli and Mr. Salicrup to coordinate a meeting at Beebe Road with Mr. Dill, Public Works personnel, and Selectman Rob Smith. The field meeting is scheduled for Friday February 26, 2021 at 3:00 p.m.

4. **Town Street/ Rte 82 Walkway/Bike Path Federal Grant Opportunity**

(application date is March 1, 2021) Mr. Casner, Chairman of the Economic Development Committee, is assisting Connecticut Landmarks Palmer Warner House to acquire a federal grant to conduct a study to install a walking trail/bike path along sections of Town St./Rte 82. Mr. Casner referenced a site map and explained the intentions of the EDC and CT Landmarks to research and plan for a pathway linking the Warner Palmer House parking area to nearby attractions and nature conservation walking trails. Mr. Casner is requesting a letter from the Planning & Zoning Commission for approval to proceed with conducting a study to determine feasibility.

A motion was made by Mr. Curtin to have Mr. Ventres draft a letter of approval from the Planning & Zoning Commission to support Connecticut Landmarks to conduct a feasibility study for a walkway/bike path along Town St./Rte 82. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

8. ZEO REPORT

Mr. Ventres stated that he is monitoring several seasonal houses where people are presently living year-round. He indicated that some seasonal residents are distancing here due to COVID related issues. He is making phone calls to these residents, informing them of zoning enforcement protocols for seasonal residences.

Mr. Ventres referenced a map of Colchester and a letter from the town of Colchester, informing adjacent municipalities of the proposed zoning change from residential to floating zone to build an industrial size 350,000 square feet x 40 feet high building. Mr. Ventres also referenced a letter from Torrence Downs of RiverCOG, indicating that RiverCOG does not approve this zoning change. Discussion ensued regarding the impact this change would have on adjacent municipalities. The public hearing for this zoning change is March 17, 2021. Mr. Salicrup stated that as a result from the recent RiverCOG meeting, Torrence Downs will send a letter to Colchester Planning & Zoning suggesting an industrial zone instead of floating zone, citing concerns for environmental impact.

RiverCOG is opposed to a floating zone in a residential area. Discussion ensued regarding the location of this proposed zoning change. Discussion on the floating zone request will continue at the next P&Z meeting.
Mr. Ventres will forward the letter from Torrence Downs to the commission.

11. ADJOURNMENT

A motion was made by Mr. Pettinelli to adjourn at 8:56 p.m. The motion was seconded by Mr. Curtin and passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary