EAST HADDAM PLANNING AND ZONING COMMISSION

MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2

REGULAR MEETING
AGENDA MINUTES
(Not yet approved by the Commission)

October 25, 2022

7:15 pm

1. **CALL TO ORDER**

2. **ATTENDANCE**

3. **CALL TO ORDER:** Crary Brownell called the meeting to order at 7:15 pm.

4. **COMMISSIONERS PRESENT:** Crary Brownell (Chairman), James Curtin (Vice Chairman), Richard Pettinelli (Secretary), Justin Anderson (Regular Member), Louis Salicrup (Regular Member), Bernard Gillis (Regular Member), Toni Dumaine (Alternate Member), Deborah Langdon (Alternate Member), Susan Kinsman (Alternate Member).

5. **COMMISSION MEMBERS ABSENT:** Ed Gubbins (Regular Member).
   Mr. Brownell appointed Ms. Dumaine to fill in for Mr. Gubbins.

6. **MINUTES**

   Correct names of who made motions and who seconded the motions. Correct language to past tense on page two, from "he has" to "he had'. Correct typographical error of Mr. Pettinelli's last name.

   Mr. Brownell stated that the 9-27-2022 minutes be accepted as amended.

7. **BILLS –** Halloran & Sage - $92.50

   Mr. Curtin made a motion to pay bills, seconded by Mr. Pettinelli and unanimously approved.

8. ACKNOWLEDGEMENT

A. #22-07 - 21 Mt. Parnassus Road (property location), Lakeside Dan's, Dan O'Mara (applicant). Special Exception for proposed food vending unit.

Mr. Ventres explained that food vending units are allowed in town, but they do require a Special Exception Review. He had an overhead photo of the site and explained that it will be next to the parking lot and that the applicant will be ready for a public hearing.

Mr. Pettinelli made a motion to schedule a public hearing for #22-07 - 21 Mt. Parnassus Road (property location), Lakeside Dan's, Dan O'Mara (applicant), Special Exception for proposed food vending unit for November 11, 2022, seconded by Mr. Gillis and unanimously approved.

9. SITE PLAN REVIEW

A. #22-04 – 1 Britain Road (property location), James Bailes (applicant & property owner). Site plan review for conversion to year-round structure.

Mr. Ventres stated that the application included an A-2 site plan completed by Dutch Associates with the last revised site plan dated September 8, 2022, which indicates existing structures and a proposed septic system on it. He included that the entire structure is to be reconstructed to meet the building code. The structure is a two-bedroom home, and the septic system is greater than seventy-five feet from the existing wells and leaching field area.

Mr. Ventres read into record the Chatham Health District Letter.

The Commission had a brief discussion and reviewed the map.

Mr. Curtin made a motion to approve the Site Plan Review for application #22-04 – 1 Britain Road (property location), James Bailes (applicant & property owner), Site Plan Review for conversion to year-round structure, with the conditions of the Chatham Health District outlined in their letter dated on September 08, 2022, seconded by Mr. Gillis, and unanimously approved.

Mr. Pettinelli made a motion to change the order of business, seconded by Mr. Gillis and unanimously approved.

10. REGULATION DISCUSSION

A. Campgrounds

Mr. Ventres informed Mr. Brownell that the documents for the Campground Regulations will be sent out to Attorney Willis.

B. Parking

C. Moodus Commercial District Guidelines

Mr. Ventres stated that the letter for the Moodus Commercial District area has been sent to the Regional Planning Agency and that feedback regarding the study for the Moodus Corridor should be in soon. Mr. Brownell suggested that the Commission reconvene with the Sub-Committee so that all will be present to review the study.

D. HOME OCCUPATION REVIEW

Applicants – Todd & Deborah Richert - CT Handyman Services, LLC
3 Red Mill Lane, Moodus, CT 06469
Description - Handyman services, small repairs, and home maintenance.

Mr. Ventres informed the Commission that this application falls under the minor home occupation category. Mr. Ventres said that the notification letter has been mailed out via certified mail and that the certified mail return receipts were returned to him, there were no complaints or negative responses.

The Commission reviewed the Home Occupation Application and approved the application.

E. Mr. Ventres informed the Commission of the Transportation Rural Infrastructure Program. Mr. Ventres briefly explained the program to the Commission. Mr. Ventres explained that the cost is 5 million dollars per year but does not pay for engineering and design. Mr. Ventres explained that this program is awarded through the Regional Planning Agency. Mr. Ventres stated that the upfront cost is engineering and design. The Commission discussed the road and sidewalk projects that are currently happening in town. It was recommended that the Moodus Green Project on Plains Road be reviewed by the Commission.

Mr. Curtin made a motion to take a 5-minute recess at 7:55 p.m., seconded by Mr. Pettinelli and approved by unanimous vote.

11. PUBLIC HEARING

Mr. Pettinelli read into record the Public Hearing Notice

A. #22-05-52 WM F Palmer Road (property location), Glen Durand (applicant & property owner). Special Exception Review for proposed structure for storage.

Mr. Ventres explained the details of the application, stating that there is a site plan for a storage building, narrative, and the certified mail return receipts.

Mr. Stevens, Mr. Durand's (property owner) father-in-law, addressed the Commission stating that there is enough room on this property for the storage unit and that a charitable organization will be using it for storage. He stated that the organization gathers, and stores books and then sends

them to Kenya. The organization has been working out of the basement of a library in Norwich CT but will not be able to anymore as the space is needed for meetings.

Mr. Stevens stated that he proposed to put up this building at his expense. The activities that will take place are bringing in books and sorting them, usually 4-6 people work at doing this. The books are stored in the storage building for a bit of time until there are enough books to do a shipment. They usually ship out every 18 months or so. Mr. Stevenson added that there is no high traffic, and that the property will have a loading dock, a tractor trailer will be used to load the books for shipment. He explained that the storage building will have no water or sewer; there will be just electricity in the building. His son will allow people to use the bathroom in his building.

Deborah Langdon questioned what safety procedures would be put in place as there would be a large amount of paper that is flammable. Mr. Ventres stated that is up to the Fire Marshal and Building Official.

Mr. Curtin asked about the gutter drains and their location and suggested that they be relocated to the other side.

The Commission reviewed the site plan and had a brief discussion with the applicant. Mr. Ventres read aloud the letter from the Chatham Health District outlining the conditions of approval.

Mr. Curtin made a motion to close the public hearing and approve application #22-05-52 WM F Palmer Road (property location), Glen Durand (applicant & property owner), Special Exception Review for a proposed structure for storage, per conditions indicated in the Chatham Health District letter dated 10/25/2022, a revised site plan is required for submittal, lighting is approved by the Land Use Department and that the downspout drain on the upgrade and siding of the building be moved to the lower side of the building, seconded by Mr. Anderson and unanimously approved.

Mr. Pettinelli read into record the Public Hearing Notice.

B. #22-06 46 Lake Hayward Town Road (property location), Jeffrey Savitsky and Jessica Stone (applicant & property owners). Special Exception Review for Accessory Uses to a Farm.

Mr. Ventres informed the Commission that along with the application there is a narrative sheet, GIS maps, and certified mail return receipts.

The applicant, Ms. Stone introduced herself. She stated that she submitted a list of activities and that she has already been doing the activities for a while now. She described each of the activities listed in more detail, including how often each occur throughout the year. Mr. Brownell asked Ms. Stone if her activities are taking place on her property or the town property. She replied that some activities do spillover to the town property.

Mr. Gillis asked the applicant how often she has had offsite parking; she stated that they do not usually need it. Mr. Gillis stated that he believes that the Nutmeg Northeastern event would bring in a sizable number of vehicles. Ms. Stone stated that this event does bring in more vehicles.

Discussion ensued regarding the events and their occurrences as well as the quantity of people attending events. The Commission asked about the type of lighting that would be used, Ms. Stone replied stating that she uses LED flood lights. She also informed the Commission that when there is music played it is always acoustic.

Mr. Ventres stated that he has received two letters from the community in favor of this application and six letters from the community that are not in favor. Mr. Ventres said that he will mail them out to the members of the Commission. Mr. Pettinelli asked the applicant to explain further what is on the map that she submitted so he has better insight into what he is reviewing.

Discussion ensued regarding the map that was submitted by the applicant, showing each structure, parking areas, entrance and exit areas as well as the location of the facilities for handwashing and bathrooms. Mr. Brownell questioned where the camping area is located; the applicant showed the Commission where the camping area is located on the map which was south of the farmhouse.

Mr. Ventres stated that a Special Exception Review will need to be completed if the applicant wishes to use town land. Mr. Ventres stated that he does have a letter allowing the applicant to have the North-Eastern event on the property. Mr. Ventres added that the applicant would then seek approval for the event from the Board of Selectman as well as the lessee of the property.

Mr. Ventres explained that an event such as the North-Eastern event would require that the Town of East Haddam be named as the co-insured and would require the applicant to provide information about the event.

PUBLIC COMMENTS

Lisa Hober, 100 Wildwood – Ms. Hober stated that that the 2019 Plan of Conservation & Development has strict rules about using the town property. She gave the Commission the 2021 promotional brochure for the North-Eastern event that took place last year and explained that there is two places in this document where it mentions sober camping and designated sober areas, she added that this indicates that there is also an area for non-sober camping. Ms. Hobert stated that there is a large amount of language that is found in the 2019 Planning & Conservation report that talks about agricultural tourism. She does not believe that this event is an agriculture event and does not support rural quality of life. Additionally, she pointed out the number of people indicated in the report is 500 people not 300 people. Ms. Hober stated that squeezing this amount of people in between a hunting zone and densely residential zone for this event is not in the spirit of agriculture tourism.

Danielle Kolashuk, 68 Wildwood Road – Ms. Kloshuk stated that if the biking event is for five hundred people, how many people will attend a wedding and will the weddings allow for five hundred people. Ms. Kloshuk also mentioned that Ms. Stone stated that she would have acoustic music only and weddings would normally not have acoustic music. She feels that this has a significant impact on the community. She stated that these people will be going down to the lake

that she as a taxpayer pays for and feels that the events should have a limit placed on them regarding how many people are allowed to attend.

Laura Borhman, 109 Wildwood Road – Ms. Borhman asked that the Commission reject this application because the Lake Hayward Association was not properly notified.

Mr. Brownell explained that it was posted in the paper and the abutting property owners were mailed a notification letter via certified mail.

Mr. Ventres gave the abutter's map to Attorney Willis and Attorney Willis informed him that the residential units next to this property should be notified.

Tony Bakeri, 95 Lakeshore Drive – Mr. Bakeri stated that there was a report published in August of 2019 for the Plan of Conservation and Development (2019 through 2029). He asked how this aligns with chapter four of that report which affects the landscape, water, and natural environment. Mr. Bakeri also mentioned that a tree and a picnic table are being used as a food court and questioned the approval procedure for this. He asked why and how these events have occurred in the past without any permitting.

Mr. Ventres explained that a notice of violation was sent out regarding past events and that is why everyone is here to correct things and have things go through the processes of planning and zoning properly.

Corrine Halliday, 271 Hayward Ville Road – Ms. Halliday stated that she is the Chairman of the Lake Quality Improvement Committee. Ms. Halliday explained that a great deal of money has been spent trying to keep the lake clean and healthy. She stated that the committee is being pro-active and this activity with a campground and all the facilities needed for 500 hundred people on that land will cause runoff and a big issue with the watershed. She stated that she would appreciate any restriction to be in place as far as the use of town property.

Gary Peterson, 76 Wildwood – Mr. Peterson exclaimed that he was present last year when the North-Eastern event took place and said it was very loud during the evening with people hollering and shouting, he does not want to see this continue. He stated that people were parking in the field and the town property.

Brian Robbins, 9 East Lane - Mr. Robbin's stated that he is happy that the town purchases protected farmland and said that it would be senseless to let this activity occur. Also, if weddings were allowed on that property, it would be a huge problem. He stated that he was angry at the event that occurred last year, there was hooting hollering and screaming late at night. Mr. Robbin's said that he walked over to the area in the evening and there were tents and people everywhere and that there was no emergency staff to oversee the event.

Kathryn Sabo, 15 Lookout Drive – Ms. Sabo stated this event had an impact on the traffic. She asked if a traffic study would be involved in this process, and as things stand now it is not safe.

Nancy Kavanaugh, 85 Wildwood Road – Ms. Kavanaugh said that she believes that the farm should be able to do farm related activities. She stated that the current application is way too global and flexible, and it should be specific to certain things. She explained that she did not like

the biking event, she reviewed the town's campground regulations, and this activity does not fall within the guidelines regarding running water. She does not feel this is in the best interest of the community and her primary concern is the quality of the lake and the rural environment that the town has.

John Gilmore, 203 Lakeshore Drive – Mr. Gilmore stated that the plan for the use of this farm is too broad. There are 50 parking spaces designated on the property and 80 on the town property. His concern was traffic accidents, and he does not feel that the plan for parking and traffic is well thought out and needs a lot more attention.

Philip Sabo, 15 Lookout Drive – Mr. Sabo stated that there two different things, Camping and campground, he stated that the roads at Lake Hayward are not suitable for vehicles pulling campers or big fifth wheels to be driven on for a campground or the campers.

Mr. Brownell stated that as far as things look now it is just tent camping, but this will need to be reviewed.

Danielle Kolashuk, 68 Wildwood Road – Ms. Kolashuk asked the Commission what the difference is between a campground and a group of 100 people camping. Her other concern was fluid from vehicles and where the runoff would go. Her other question was if the road will be paved and have oil retention.

Laurie Dworak, 124 Wildwood Road – Ms. Dworak asked the Commission where showers would be located on this property. She also said that there were RVs at the event last year and these RVs have grey and black water. Ms. Dworak said that Ms. Stone has had this event twice without permission.

Mr. Ventres explained that the showers are self-contained.

Debbie Lemay, 20 Ridgewood Rd – Ms. Lemay said that her biggest concern was with fire pits and wanted to know how that would be contained. She asked if they have the ability to control a fire and can emergency vehicles get to the property with all of the vehicles parked in the road.

Corrine Halliday – Ms. Halliday asked if there was a precedent in the town, such as, where before you have taken property like in this situation can it be used for parking.

Mr. Ventres explained that there are existing town parcels that where parks, activities, and events on the town land. Then we have parcels that the town has purchased without the benefit of a DEEP Grant.

There are parcels purchased with a DEEP grant that specifically can only be used for the uses under that grant which would not include this activity. The property in question was purchased with town funds but with no DEEP grant money. Mr. Ventes added that therefore if this application were to be approved that the applicant would still need Board of Selectman approval.

Lisa Hober, 100 Wildwood Road – Ms. Hober asked the commission if it would be acceptable to ask the Planning and Zoning Commission to notify the POALH Board of Governor of any future action in hearings.

The Commission agreed it was. Mr. Brownell added that the meeting would be continued to the next regularly scheduled meeting.

Jeffrey Flynn, 249 Lakeshore Drive – Mr. Flynn asked the Commission to consider at what point in time this would no longer be considered farmland and considered commercial property.

Mr. Pettinelli made a motion to schedule a field walk for November 06, 2022, at 12:00 p.m., seconded by Mr. Anderson and unanimously approved.

Mr. Curtin made a motion to continue the public hearing application #22-06 - 46 Lake Hayward Town Road (property location), Jeffrey Savitsky and Jessica Stone (applicant & property owners). Special Exception Review for Accessory Uses to a Farm to November 08, 2022, seconded by Mr. Gillis and unanimously approved.

10. ADJOURNMENT

Mr. Anderson made a motion to adjourn the meeting at 9 p.m., seconded by Mr. Curtin and unanimously approved.

Respectfully Submitted
Susan Magri.