East Haddam Planning and Zoning Commission
Town of East Haddam
Land Use Office
Regular Meeting Minutes
(Not yet approved by the Commission)
September 13, 2022

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

2. COMMISSIONERS PRESENT: Crary Brownell (Chairman), James Curtin (Vice Chairman), Richard Pettinelli (Secretary), Justin Anderson (regular member), Ed Gubbins (regular member), Susan Kinsman (alternate member), Deborah Langdon (alternate member).

3. COMMISSION MEMBERS ABSENT: Louis Salicrup (regular member), Bernard Gillis (regular member).

4. MINUTES

July 26, 2022, Minutes – Fix the Date of the Minutes to read July 26, 2022. Page 2, 3rd paragraph read as the following "The Commission discussed if the Regulations would remain allowing only state roads or if they allow other roads that will manage RVs. ***To read the following.*** *"The Commission discussed if the Siting Regulations will remain allowing only state roads or if they allow other roads that will accommodate RVs." Page two should have a separate heading for Open Space.*

5. BILLS

None

6. ACKNOWLEDGEMENT

None.

7. REGULATION DISCUSSION

A. Campgrounds

Jim Ventres confirmed that the Town of Killingworth does not allow campgrounds, there were pre-existing campgrounds that included the Boy Scout camp. Jim was told that it was never permitted. Jim Curtin mentioned that The Town of Killingworth does have trailer parks.

The commission reviewed the campground material Mr. Ventres handed out. Jim Curtin mentioned that on 15.4.4 it mentions noise and the state volume decibel limit. Jim Ventres read aloud the language regarding decibel limits, time limits regarding noise, hours of the day/ time limits

B. Parking

The commission made changes to the regulation definitions. They discussed the roadways, and areas for emergency vehicles. The members agreed the pull offs are better than the 20-foot gravel road.

C. Moodus Commercial District Guidelines – The Commission is waiting for assistance from River COG with a corridor study.

A motion was made by Crary Brownell to change the order of business, seconded by Justin Anderson, and passed unanimously.

9. LAND USE ADMINISTRATOR REPORT

Mr. Ventres informed the commission that The Chatham Health District had to give the East Haddam Health Sanitarian extra help in the office. The Town of East Haddam Land Use Office has been very busy. East Haddam is doing 28 percent of the workload of all the towns combined that the Chatham Health District covers.

Mr. Ventres also mentioned that he still waiting for the subdivision application for Lake Hayward and for one on East Shore Drive. Also, a complaint came in regarding a deck at Lake Hayward; he is working with the parties involved to resolve the matter.

Mr. Ventres mentioned that there may be a court order on the Banner project regarding affordable housing. The Association is suing the owner about what is in the bylaws. There is no official ruling on this yet. He said that DEEP and WMC was to go there to look at test pits for septic installation and that he has asked for an update. He will have an update on this for the next meeting. Jim is also waiting for the community septic plans for the affordable housing regarding the Banner project.

Mr. Ventres has not heard from the people from the old Cumberland Farms.

Discussion ensued regarding the gas line. The plans were brought in, and it appears that they will be going through Moodus, from the bottom of Sipples Hill then it will run all the way to Hurd Park.

8. PUBLIC HEARING 8:00 pm

Mr. Pettinelli read into the record the legal notice.

A. #22-03 – 427 Tater Hill Road, Christopher & Gina Weske (applicants), Christopher Weske (property owner). Special exception review for accessory uses on a farm. Map 051, Lot 050.

Land Use Administrator, Mr. Ventres, handed out the site plan and the event list that the applicant's submitted.

The applicants addressed the commission. They wanted to clarify their intentions and give a better description of what they would like to do. They would like to do classes on some days it may be 2 days a week and some weeks only once. They would just like the option to do so. They explained that they wanted to clarify between the 6 larger events and the smaller activities that they would like to hold. Also, when holding the smaller events people in the surrounding area would not even realize that they are holding them.

Chairman Crary Brownell responded to the applicant's description of their plans. He reiterated stating that there would be no lighting, no amplifier, and no loud rock music to be played, any music held would be in low decibels. The applicants confirmed this except some of the music would be amplified.

The neighbor, Mr. Albert asked if the events would be limited to 3 hours per event and if they would be scheduled so that the public would be aware of when they were happening. The applicant's said that it would be a per season type of thing and most events will be posted on Facebook.

Mr. Brownell also said that there was a site walk on the property. He explained that the property now has a stone wall on the property line were their white pine trees once stood. The applicants said that the trees are still there.

Jim Ventres asked the applicants if they have held any events in the past, the applicant's replied that they have and they never had any problems or issues.

Mrs. Albert, asked for the definition of "acoustical" music. The commission explained that it was not amplified. She also said that there are no buffers and nothing to stop from hearing the music. Mr. Brownell described certain types of buffers and they can always work to add more buffers in the future if needed. The applicants also added that the music is played in the upper front part of the property.

Mrs. Albert stated that they have been a residents for 40 years. They explained that the woods have disappeared and that it would intrude on the privacy for the residents that live on Millington Road and Tater Hill Road. They feel it would be an intrusion to have the noise, traffic, music, and animal noises.

Jim Ventres explained that noise will be monitored and suggested planting white pine trees. Also, the town does not regulate farm animals or livestock. He also included that they used a GIS map for a site plan and the applicant's narrative which is sufficient to review the application. A farm is a permitted use and does not need a special exception review. Also, a site walk was conducted at the property and that the applicants obtained all the necessary permits for their work they have completed thus far.

Mrs. Albert inquired about the amount of people at these events if this would be monitored. The applicants replied stating that people come and go, and they are all not there at the same time.

The commission discussed further the options for buffers and the decibels regarding music and that 2 events would be with amplifiers and the 4 others without amplifiers. They agreed it would be monitored.

Mr. Gubbins made a motion to approve #22-03 – 427 Tater Hill Road, Christopher & Gina Weske (applicants), Christopher Weske (property owner). Special exception review for accessory uses on a farm. Map 051, Lot 050; with the condition that the music, be placed in an area behind the barn so the music will be buffered away from the neighbors for the 2 events with 3-hour durations of amplified music. A field walk will be conducted, and the sound decibels measured at the property line to ensure that they are within reasonable levels. The other 4 events with non-amplified music are approved as well as the minor events as listed in today's submittal from the applicants, seconded by Mr. Richard Pettinelli, passed with unanimous vote.

10. ADJOURNMENT

Mr. Gubbins made a motion to adjourn, seconded by Mr. Pettinelli, passed with a unanimous vote.

Respectfully Submitted
Susan Magri