EAST HADDAM PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

November 08, 2022

7:15 pm

1. **CALL TO ORDER -** Crary Brownell called the meeting to order at 7:15 p.m. for the November 08, 2022, meeting.

2. **ATTENDANCE**

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

   COMMISSION MEMBERS ABSENT: Ed Gubbins (Regular Member), Susan Kinsman (Alternate Member).

   Mr. Brownell appointed Ms. Langdon to sit in for Mr. Gubbins.

3. **MINUTES – Mr. Pettinelli made a motion to complete the review of the October 25, 2022, meeting minutes at the next regularly scheduled meeting on November 22, 2022, seconded by Mr. Curtin, vote passed unanimously.**

4. **BILLS –** None

5. **ACKNOWLEDGEMENT**

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

   Mr. Curtin made a motion to move application #22-07 - 21 Mt. Parnassus Road (property location), Lakeside Dan's, Dan O'Mara (applicant), Special Exception Review for a proposed food vending unit, to the December 13, 2022, meeting, seconded by Mr. Anderson, approved with unanimous vote.

6. REGULATION DISCUSSION

A. Campgrounds – Mr. Ventres informed the Commission that Attorney Willis reviewed the Towns Regulations and explained that they are Commission discretionary decisions. Mr. Ventres also stated that the EDC recently reached out to him and asked what would be required to have Wolfs Den Campground be a conforming use. He informed Mr. Casner that the Commission is working on Regulations. Mr. Ventres will send out the draft camping regulation to each Commission member. Mr. Brownell would like the Commission to review this.

B. Parking

C. Moodus Commercial District Guidelines – Mr. Ventres has not heard anything regarding the Moodus Center and that the letter was sent out and he received acknowledgement that it was received. Mr. Ventres will follow up on this.

Mr. Curtin made a motion to change the order of business, seconded by Mr. Pettinelli approved with unanimous vote.

7. LAND USE ADMINISTRATOR REPORT – Mr. Ventres gave the Commission the documents from the Town of Lyme. He informed the Commission that the Town of Lyme is holding a Public Hearing on November 04, 2022, to prohibited Cannabis totally. The other notice Mr. Ventres received is regarding the Eight Mile River. Their Regulations are similar to the Town of East Haddam's. Mr. Ventres is unsure what changes they intend to make but he will investigate this.

Mr. Ventres sent Mr. Roger Nemergut's preliminary drawings for the Plains Road project and stated that he has created a GIS map with other Routes on it. He explained the map in detail to the Commission. Mr. Ventres stated that he is trying to obtain cost amounts, he explained that the access to Brownell's needs to go back up the hill to obtain enough site lines for a crosswalk adding that one must be able to see over the hill. Discussion ensued regarding the grant and guidelines as well as sidewalk and parking topics.

8. PUBLIC HEARING

Mr. Pettinelli read into record the Public Hearing Notice for #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.

A. #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. Brownell confirmed with Ms. Stone that she will accommodate for the parking on her property for all the events that will occur except for the proposed Nutmeg Northeastern Event.

The Commission inquired into the number of weddings that Ms. Stone proposed having, and she stated that she would like to have two or three per year.

Mr. Curtin stated for the record that a Field Walk Inspection was conducted on Sunday November 06, 2022. The Commission walked the property and looked at everything, parking, access roads, food court, music area, portlet area, main barn, and the camping area.

Mr. Pettinelli stated that the applicant will be required to obtain permission to be able to park vehicles on town property if this application were to be approved. He also included that the proposed access at the corner has a bad site line but there is a second one on Town Road with a better site line and that the overflow parking should be located there.

Mr. Brownell stated for the record that he walked the site on Saturday November 05, 2022.

Mr. Pettinelli stated that the amount of people listed on the narrative that the applicant submitted states there is to be 20 to 100 people, and that the number varies. He asked the applicant to be clearer and explain this further. A discussion ensued with the applicant regarding the number of people expected for each event.

Mr. Brownell asked for comments or questions from the Commission.

The Commission inquired about parking; Ms. Stone confirmed that Mr. Savitsky allowed for the parking for the Northeastern Event only. Ms. Stone also intends to have an area for showers to be available and explained she investigated shower trailers. She also stated that she does currently have a farm kitchen food truck. Ms. Stone included that only tent camping would be allowed at the Northeastern Event, adding that all the bikers do not stay overnight. She estimated that there were about one hundred tents last year. She stated that there will be no activity on the field to the East.

Mr. Gillis believes that there needs to be a condition placed to include wattage level for any music that is being played if this application is to be approved.

Discussion ensued regarding Campground Regulations and how they relate to this camping event and how density translates to this activity.

The Commission also asked about campfires. Ms. Stone explained that there are a couple of central locations where the fires would be located. Discussion also took place regarding traffic studies.

Mr. Brownell opened it to the public for comments.

PUBLIC COMMENTS

Danielle Kolashuk, 68 Wildwood Road – Ms. Kolashuk stated that the Commission made a statement that troubled her, and she was unhappy with the comments made. Ms. Kolashuk stated that this whole thing is on a very wrong path. She wanted to know why this statement was made in a public forum on open mic. She said that this comment sets precedence, adding that there has been no truth about anything regarding the events or the number of people that attended last year's Northeastern Event.

Lisa Hober, 100 Wildwood Road - Ms. Hober explained that she is unclear about the events and asked if she has the most updated narrative of the events. She explained that the location that would be used for parking is leased by Mr. Savitsky. Ms. Hober stated that Mr. Savitsky is not allowed to sublet the property. She asked that the Commission read the entire deed and added that Mr. Savitsky would be in violation of the lease. The 2012 lease refers to agriculture and this is not an agricultural event.

Lori Dworak, 124 Wildwood Road – Ms. Dworak stated that the deed states agricultural use only. The lease, which is in place for ten years explains this under Schedule A. She stated that this is not an environmentally friendly event, and the town has a responsibility to follow the deed.

Phil Sabo, 15 Lookout Drive – Mr. Sabo feels the entire camping idea is wrong. Mr. Sabo is concerned about oil from the cars seeping into the ground and then given to the animals. He also added that the roads are narrow and hazardous and feels that the camping idea is not right. The fires are a big concern to him, and he does not support this application.

Janis Spooner, 10 Lookout Drive – Ms. Spooner stated that she is concerned with fires.

Evelyn Spacer, 327 Lakeshore Drive – Ms. Spacer said that this would affect the surrounding properties. She explained that the residents in the area already have issues with people trying to use their facilities and parking areas and that the police had to come out in the past. She added that this is a private community, and they pay dues and taxes. She is concerned with traffic and explained that it is an issue when all these bikes are out on the roads and that a traffic study needs to be conducted.

John Gilmore, 203 Lakeshore Drive – Mr. Gilmore wants the farm to succeed but is concerned about the parking and the town property. He also questioned if this is considered a compatible use. He questioned if weddings and the Nutmeg Northeastern Event are considered an agriculture event, he stated that this is a for profit activity and that the town only gets trouble out of this.

Ken Baudner, 134 Wildwood Road – Mr. Baudner stated that he has traffic safety concerns with this application and if an emergency were to occur that the emergency vehicles would not be able to get to that area.

Phil Sabo, 15 Lookout Drive – Mr. Sabo asked how and when a traffic study is conducted.

Corrine Halliday, 271 Haywardville Road – Ms. Halliday asked how the residents would be informed regarding any new discussion or decisions.

Mr. Ventres explained the procedures of the Public Hearing, Application Extensions and Meetings.

Tony Buccheri, 98 Lakeshore Drive – Mr. Buccheri asked how this application aligns with the Town of East Haddam's Plan of Conservation & Development published August 2019.

Lisa Hober, 100 Wildwood Road – Ms. Hober asked if all questions and concerns about this application would be answered.

Phil Sabo, 15 Lookout Drive – Mr. Sabo asked when the next meeting is.

Lisa Hober, 100 Wildwood Road – Ms. Hober asked if all new documents with current information would be posted to the Towns Website.

Mr. Pettinelli made a motion to continue the Public Hearing to the next regularly scheduled meeting on November 22, 2022, seconded by Mr. Curtin and approved with unanimous vote.

9. 2023 YEARLY CALENDAR MEETING SCHEDULE - The Commission approved the 2023 Yearly Meeting Calendar Schedule.

10. ADJOURNMENT -Mr. Curtin made a motion to adjourn the meeting, seconded by Mr. Pettinelli and approved with unanimous vote.

Respectfully Submitted
Susan Magri