EAST HADDAM PLANNING AND ZONING COMMISSION

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

REGULAR MEETING MINUTES
November 22, 2022

7:15 pm

Crary Brownell, Chairman
James Curtin, Vice Chairman
Richard Pettinelli, Secretary
Justin Anderson
Bernard Gillis
Ed Gubbins
Louis Salicrup
Susan Kinsman, Alternate
Deborah Langdon, Alternate
Toni Dumaine, Alternate

1. **CALL TO ORDER -** Crary Brownell called the meeting to order at 7:15 p.m. for the November 22, 2022, meeting.

2. **ATTENDANCE**

   COMMISSIONERS PRESENT: Crary Brownell (Chairman), James Curtin (Vice Chairman), Justin Anderson (Regular Member), Bernard Gillis (Regular Member), Deborah Langdon (Alternate Member), Toni Dumaine (Alternate Member), Susan Kinsman (Alternate Member).

   COMMISSION MEMBERS ABSENT: Richard Pettinelli (Secretary), Louis Salicrup (Regular Member), Ed Gubbins (Regular Member).

   Mr. Brownell appointed Ms. Kinsman to sit in for Mr. Gubbins, Ms. Dumaine for Mr. Salicrup, and Ms. Langdon for Mr. Pettinelli.

3. **MINUTES –** The November 08, 2022, minutes were accepted as amended, page two, typographical error to be corrected to "prohibit" and the last sentence to read Ms. Stone to "accommodate parking".

   The October 25, 2022, minutes were accepted as presented.

4. **BILLS –** Halloran & Sage - $111.00. Review of Campground Regulations.

   Mr. Curtin made a motion to pay the bill for Halloran & Sage, seconded by Mr. Gillis and approved by unanimous vote.

5. **ACKNOWLEDGEMENT – None**

6. **SITE PLAN REVIEW – None**

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

7. REGULATION DISCUSSION

A. Campgrounds – Mr. Ventres stated that he mailed out what Attorney Willis reviewed to all the members as well as the Economic & Development Commission, he is waiting for feedback from the Economic Development Commission.

Mr. Curtin asked if the Nutmeg Nor'easter Event fits in with the Regulations. Mr. Ventres replied that it would need to have a Special Exception Review completed.

Mr. Gillis feels that the Commission is just transferring what is in the Campground Regulations into the Residential Zone. He also stated that there are two definitions that need to be defined. Mr. Gillis also feels that storage of campers in the campgrounds should not be allowed, he thinks that a commercial activity is being transferred to a residential zone and said that this is heading in the wrong direction. He thinks that this is going a bit too far and wants the members to think about this.

Mr. Ventres added that this is solely a Commission decision whether you want to expand the use or not.

Ms. Kinsman said that she would be interested in what the residents of the town have to say about this. The Commission discussed the Regulation in detail. Mr. Brownell said that he wanted to hear what the Economic Plan of Development Commission has for feedback on this topic.

B. Parking – Mr. Ventres informed the members that the First Selectman, Ms. Haines, asked if there can be a meeting with the Planning & Zoning Commission and the Economic & Development Sub Committee on November 29, 2022, to discuss the Moodus Center.

Mr. Ventres explained work was done on the sidewalk project in 2005 and that the Town of East Haddam received a STEAP Grant for it. Mr. Ventres explained that only half of the work from the master plan was completed at that time. He stated that Roger Nemergut, P.E. put together a plan back in 2012 as well as an updated one in 2020. The focus was to expand the green area, consolidate the parking and drainage work.

Mr. Pettinelli stated that he is against building a parking lot for a private entity and does not understand why the town would obtain a grant to benefit a private enterprise. Mr. Brownell questioned the parking spaces and how they were obtained in the past. Mr. Ventres explained that it was pre-existing and added that he did find the locations of the septic systems. The Commission reviewed the diagram and map. Mr. Brownell suggested that this be further discussed at the meeting on Tuesday.

C. Moodus Commercial District Guidelines –

8. LAND USE ADMINISTRATOR REPORT – Mr. Ventres informed the Commission that he received an eleven (11) Lot Subdivision Application for property located on Lakeshore Drive. He said that it will be on the Inland Wetlands and Watercourse Meeting Agenda for December and January.

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.

9. PUBLIC HEARING

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.

First Date – October 25, 2022 Last Date – November 28, 2022

Mr. Ventres addressed the "Open Mic Comment" that was made at the last meeting, explaining that at that meeting he did state that all can be solved if the applicant deleted one function, the cycling event. He went on to say that by eliminating this event that the issues with the lease, deed, traffic, and the environmental impacts would also be solved. Mr. Ventres explained that he informed the applicant of this, his advice to Ms. Stone was to drop the Nor'easter Event, especially after it was described as an Athletic Event and had no association with agriculture. He read out loud a section of the Zoning Regulations that pertains to this. Mr. Ventres then stated that the lease is for agricultural purposes only, he read the lease agreement out loud and explained that the deed was written with a Conservation Restriction as defined by the Connecticut General Statue (Statue Section 47-42A). Mr. Ventres went on to say that the Town of East Haddam preserves to itself in the public and the tenants agrees that all of the some of the lease premises is held for conservation purposes ad may be used for Passive Recreational purposes under the supervision of the Town of East Haddam.

Mr. Ventres explained that there were two sections in the Plan of Conservation and information from the Economic Development Commission that he feels should be explained as well, he read them out loud. Mr. Ventres summarized, questioning how does the lease, deed, and the Plan of Conservation & Development fall into place.

Ms. Stone read out loud a letter submitted by property owner, Jeffery Savitsky. The Commission discussed details of the regulation in detail.

Ms. Stone stated that the Nutmeg Nor'easter Event seems to be an issue and is willing to compromise to avoid withdrawing the event completely because it is a good event and supports local businesses. She would like to consider alternative options.

Discussion of other options for certain activities ensued between the applicant and the Commission members.

Mr. Brownell opened it to the public for questions or comments.

Ms. Lisa Hober, 100 Wildwood Road – Ms. Hober asked the Commission if the activities were not allowed to take place until the Commission grants permission for them. Mr. Brownell confirmed this is correct. She then explained that a Winter Fest Event took place on the property last weekend. She asked what assurances would be in place if this application was to be approved.

Ms. Lori Dworak, 124 Wildwood Road – Ms. Dworak said that she would be upset if she granted multiple acres of land with a Conservation Restriction in the deed and it was not abided by. The owner trusted the Town of East Haddam to keep the land in agricultural farming.

Mr. Casner, Plan of Development – Mr. Casner explained it was discussed in the past what could be done on a farm to increase the revenues and explained that it would need to be made acceptable to the residents that live by it. He feels this is where the Commission discretion needs to come in. He added that farms need to be encouraged to have some activity going on and said that as new generations take over that they are going to do things in a new generation's way. He added that he hopes that some activities and uses that will work so there is revenue to keep the farm going.

Mr. Sable, 15 Lookout Drive – Mr. Sable stated that he agreed with Mr. Casner, but the camping is an issue. This is an entire weekend of activity and the roads there are bad in that area, he asked what happens when a biker goes down and gets hurt. He added that the applicant is not pulling permits as she should be.

Ms. Julia Schiavi, 141 Wildwood Road – Ms. Schiavi agrees with Mr. Casner, but she is asking the Town to uphold the deed and respect the intent of that land.

Ms. Lori Dworak, 124 Wildwood Road – Ms. Dworak reviewed the revised schedule of events and noticed that many of the events are for 100-300 people up to once a week. She said that this is a large amount of people and that she supports the farm, but she does not want it to overflow onto the Shugrue land.

David Cohen, 11 Sunset Drive - Asked if he can speak directly to applicant.

Mr. Brownell stated that this is a Public Hearing, and it needs to all go through the Commission.

Ken Bogner, 134 Wildwood Road – Mr. Bogner stated that the applicant has quite a few events taking place on a weekly basis. He feels that this seems to be more of an event place than a farm. He does not feel that this will work out. The events are too many and too big.

Mr. Jefferey Flynn, 249 Lakeshore Drive – Mr. Flynn said that there are two pieces of property, the applicant's property, her farm, and land she owns and property that she does not own. The most important thing is what is in the deed, it is for farming and agriculture.

Ms. Danielle Kolashuk, 68 Wildwood – Ms. Kolashuk asked the Commission how big Smith Farm is.

Ms. Lisa Hober, 100 Wildwood Drive – Ms. Hober asked what the process is and what is the procedure and the plan for all the event requests.

Ms. Julia Schiavi, 141 Wildwood Road – Ms. Schiavi asked what the process is and how the residents will know what is happening.

Mr. Ventres explained the process.

Ms. Kinsman asked the Lake Association how often the water quality is monitored and if the results are posted publicly.

The Lake Association answered stating that the water testing is completed on a weekly basis in the summertime, and it is posted to the Town's Website.

Mr. Curtin made a motion to close the Public Hearing 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, seconded by Ms. Kinsman and passed with unanimous vote.

Mr. Ventres stated that all documents pertaining to the application will be posted on the Planning & Zoning Town Website.

10. ADJOURNMENT

Mr. Curtin made a motion to adjourn the meeting, seconded by Ms. Kinsman and unanimously approved.