EAST HADDAM PLANNING AND ZONING COMMISSION

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

REGULAR MEETING MINUTES

February 14, 2023

7:15 pm

1. **CALL TO ORDER -** Crary Brownell called the meeting to order at 7:15 p.m. for the February 14, 2023

2. ATTENDANCE

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

COMMISSION MEMBERS ABSENT: Justin Anderson (Regular Member), Ed Gubbins (Regular Member).

Mr. Brownell appointed Ms. Langdon to sit in for Mr. Anderson and Ms. Dumaine sit in for Mr. Gubbins.

MINUTES – The Commission accepted the January 10, 2023 minutes as presented.

3. BILLS – Halloran & Sage -$129.50

Mr. Curtin made a motion to pay the bill for Halloran & Sage in the amount of $129.50, seconded by Mr. Gillis and unanimously approved.

4. ACKNOWLEDGEMENT

HOME APPLICATION - #23-02 – 65 Falls Road (property location), Mr. Andre Sico (property owner & applicant). Home occupation review for dog training classes.

Mr. Ventres informed the Commission that Mr. Sico provided a home occupation application and a site plan. He added that this home occupation application is considered "Moderate Use" and that a public hearing would need to be held on March 14, 2023.

Ms. Kinsman asked if the applicant would clarify the business name and the nature of business.

Mr. Salicrup made a motion to set a public hearing date for March 14, 2023, seconded by Mr. Gillis and unanimously approved.

5. SITE PLAN REVIEW – #23-01 – 93 Ridgewood Road (property location), Mr. John Allegra (applicant & property owner). Site Plan Review, seasonal to year-round conversion Lake Hayward. Map 087, Lot 070.
First Date: January 10, 2023 Last Date: March 11, 2023

Mr. Ventres stated that the applicant submitted his application, site plan and building plans. The structure was formerly a cottage, and the application is for a conversion to year-round use. He explained that the cottage had

a code compliant septic system installed behind the house by the hill and the property is serviced by Connecticut Water.

Mr. Ventres explained that the applicant would need to abandon the current septic tank system and install a grinder pump, which would be installed in the basement. Also, a recharge area for stormwater will need to be in place, outside of the well radius.

Mr. Ventres read into record the letter from the Chatham Health Department.

Mr. Ventres explained that the application would need to be approved by Connecticut Water and once approved, Connecticut Water sends it to the State of Connecticut Public Health Department for approval, it then circles back to the Planning & Zoning Commission.

Mr. Ventres explained to the members that the Department of Public Health requires that if a year-round system is ever installed that the property owner must hook back up, so this would need to be in the conditions of the approval. Mr. Ventres added that the applicant would also need to obtain an Exception because Connecticut Water owns the water rights underneath.

Mr. Ventres said that the existing septic system will be used, and a new grinder pump be installed in the basement. He added that the driveway, site plan, and retaining wall are all on the site plan; he also stated that the stormwater information is included, and the site plan has an engineered stamp.

Mr. Curtin made a motion to approve #23-01 – 93 Ridgewood Road (property location), Mr. John Allegra (applicant & property owner). Site Plan Review, seasonal to year-round conversion Lake Hayward, with the condition that the applicant must:

1. The applicant/property owner must apply for and receive a well exception to Section 19-13-B51m(b) from the Connecticut Department of Public Health.

2. The home is to remain two bedrooms with the lower level unfinished.

3. If year-round water becomes available, the property owner will have to hook up to the public water system.

The motion was seconded by Mr. Salicrup and unanimously approved.

6. LANDUSE ADMINISTRATOR REPORTS

Mr. Ventres explained to the Commission members that the Town's Economic Development Commission has been working with Connecticut Landmark and the National Parks Service on a bike/pedestrian trail for the town. A trail grant opportunity from DEEP came forward. Mr. Ventres added that he has been working on a grant and that a letter of support for a pedestrian combination bike path is requested. The path would start at the intersection at Shagbark and end at Rose Farm Open Space on Town Street.

Mr. Ventres stated the Economic Development Commission, Connecticut Land and Park and NPS have been researching the opportunity to try to get this bike path in the town for about two years. Mr. Ventres has been working with Brian Curtis, P.E., and will be obtaining some information on the cost from him and he would a letter of support from the Planning & Zoning Commission.

7. ADJOURNMENT

Mr. Pettinelli made a motion to adjourn the meeting, seconded by Mr. Salicrup and unanimously approved.