

**PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
FEBRUARY 25, 2020
(Not yet approved by the Commission)**

- 1. CALL TO ORDER:** Mr. Brownell called the meeting to order at 7:15 p.m. at the Municipal Office Complex.
- 2. COMMISSIONERS PRESENT:** Crary Brownell (Chairman), Bernard Gillis (regular member), Louis Salicrup (regular member), Richard Pettinelli (regular member), and Susan Kinsman (alternate member).

COMMISSIONERS ABSENT: James Curtin (Vice Chairman), Ed Gubbins (regular member), Justin Anderson (regular member), and Joe Zaid (alternate member).

Mr. Brownell appointed Ms. Kinsman to vote for Mr. Curtin.

OTHERS PRESENT: James Ventres, Land Use Administrator, and approximately (10) members of the public.

- 3. MINUTES:** The February 11, 2020 minutes were accepted with the following amendment:
 - Discussion, 2nd paragraph, add: Ms. Kinsman stated that affordable housing is an important issue to East Haddam and should be addressed directly by the commission with public input.
- 4. BILLS:** Halloran and Sage - \$148.00.

A motion was made by Mr. Salicrup to pay the bill as presented. The motion was seconded by Mr. Gillis and passed by unanimous vote.

A motion was made by Mr. Pettinelli to change the order of business. The motion was seconded by Mr. Gillis and passed by unanimous vote.

5. DISCUSSION:

A. Continued – A proposed amendment change to the floating zone regulations for the Planned Recreational Development/Resort Zones. The proposal is to allow more than four units in a building that existed prior to the floating zone application.

Mr. Ventres read into record an email dated February 21, 2020 from applicant Anthony Longhitano of Banner Realty Development, on behalf of the Lofts at Black Birch, LLC, regarding the regulation change application. The email read as follows: "At this time, Banner Realty Development as applicant for owner, herein known as the Lofts at Black Birch, LLC, formally requests that you withdraw our application asking for the commission to accept our request to change a zoning regulation pertaining to the Planned Recreational Development/Resort Zones to permit the conversion of community hall into residential units at 1 Banner Road in Moodus, Connecticut".

A motion was made by Mr. Pettinelli to accept the withdrawal of the regulation change application submitted by the Lofts at Black Birch, LLC Zoning by Anthony Longhitano of Banner Realty Development. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

6. Site Plan Review:

A. New - #19-15, 49 Main Street, Charles Dutch (agent), Robert & Marcia Reynolds (owner), Site Plan Review for an addition to the existing house in the East Haddam Village District zone. Assessor's Map 26, Lot 3.

Charles Dutch, L.S. of Dutch & Associates Land Surveyors distributed a proposed garage plan for Robert & Marcia Reynolds, 49 Main Street, East Haddam, CT, January 14, 2020.

Discussion ensued in regard to approvals from the Inland Wetlands and Watercourse Commission and the Historic District Commission.

George Fellner, AIA of Fellner Architects, LLC distributed plans for The Matthew Plumbstead House, Reynolds Residence Addition, 49 Main Street, East Haddam, CT, November 20, 2019. Mr. Fellner proceeded to describe the garage and deck additions. He added that the driveway to the garage will be constructed of the same material as the existing driveway.

Discussion ensued in regard to the flow of water through the property.

Mr. Fellner stated that the Historic District Commission approved the addition unanimously without comment. A letter will be sent, by the Historic District Commission, to Mr. Ventres for the record. Mr. Ventres stated that he discussed the application with Chairman Brady of the Historic District Commission.

Mr. Ventres stated that the Chatham Health District is not involved with this application because this residence is included in the public sewerage system.

A motion was made by Mr. Gillis to approve application #19-15 for a garage and deck addition to the Reynolds Residence, 49 Main Street, East Haddam, CT that is located in the East Haddam Village District zone. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

DISCUSSION continued:

B. Regulation Review:

1. Agricultural Regulation's: The amended agricultural regulations will be presented to the Agricultural Commission for discussion at their March meeting. Upon commission review Mr. Ventres will be invited for further discussion at their April or May meeting.

2. Airbnb/VRBO/Short Term Rentals: Mr. Ventres distributed a copy of Short Term Rental Regulation in Connecticut, Southeastern Connecticut Council of Governments, Justin LaFountain, CZEO Planner II, September, 2019 and a copy of Attorney Willis' email, January 28, 2020. Discussion ensued in regard to modeling other town's rental regulations in order to draft an ordinance and to address safety issues.

3. Affordable Housing in Connecticut:

Mr. Ventres distributed the following documents for reference: Affordable Housing in Connecticut, August 14, 2012, Old Saybrook, Incentive Housing zone (IHZ) 2009; Southeastern Connecticut Housing Needs Assessment, March, 2018; A Guide to Zoning for Fair and Open Communities, June, 2013, Chapter 126a – Affordable Housing Land Use Appeals, Sec. 8-30g. through 8-30j.; The Planned Residential Development District, Section 5.A Special Development Types, May, 2019; Shipman & Goodwin LLP, Real Estate and Land Use Law, The 2017 Amendments to the Affordable Housing Land Use Appeals Act, General Statute's 8-30g (Public Act 17-170); Why Connecticut Towns are Creating Housing, State of Connecticut Department of Housing 2019 statistics; Affordable Housing Evaluation & Study for the Town of Colchester, CT., February 8, 2010; an Email to Mr. Ventres from Attorney's Mark Branse and Eric Knapp, Affordable Housing and PRUD, May 01, 2013; a letter from Ackerly & Ward, 1318 Bedford Street, Stamford, CT, addressed to Mr. Brownell, re: Banner Country Club Estates, February 11, 2020.

Discussion ensued in regard to the average annual income of the East Haddam population and potential regulation requirements to implement affordable housing.

ZEO REPORT:

Mr. Ventres referred to a request for a farm stand in the parking lot of Two Wrasslin' Cats Cafe, to take place on Wednesdays from 3:00 p.m. to 7:00 p.m. Discussion ensued in regard to business owners filing an amendment to their commercial Special Exception applications. The commission requested that the owner come in to speak about the additional use.

Mr. Ventres informed the commission that Mr. O'mara of Lakeside Dan's made improvements to Shore Road and is taking steps to complete the Inland Wetlands and Watercourse Commission's corrective order. Discussion ensued in regard to the improvements that are complete.

Mr. Brownell inquired about sending a letter to Mr. Longhitano of Banner Estates Development to ask him to conduct a meeting with the property owners of Banner Estates. Mr. Ventres stated that he had a conversation with Mr. Longhitano explaining that neither he nor the Planning and Zoning Commission can act as mediators for Banner Estates. Mr. Ventres recommended that Mr. Longhitano seek expert opinions on how to proceed with this matter. Discussion ensued in regard to the responsibility of the Planning and Zoning Commission and the statutes that govern the commission.

A motion was made by Mr. Gillis to adjourn at 8:30 p.m. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary