EAST HADDAM PLANNING AND ZONING COMMISSION

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

REGULAR MEETING MINUTES

July 25, 2023

1. **CALL TO ORDER - Mr. Brownell called the meeting to order for the East Haddam Planning and Zoning Commission at 7:15 P.M.**

2. **ATTENDANCE**

   PRESENT: Mr. Brownell (Chairman), Mr. Curtin (Vice Chairman), Mr. Gubbins (Regular Member), Mr. Gillis (Regular Member), Mr. Salicrup (Regular Member), Ms. Langdon (Alternate Member), Ms. Dumaine (Alternate Member), Ms. Kinsman (Alternate Member).

   ABSENT: Mr. Pettinelli (Secretary), Mr. Anderson (Regular Member).

   Mr. Brownell requested that Ms. Kinsman fill in for Mr. Pettinelli and Ms. Dumaine fill in for Mr. Anderson.

3. **MINUTES –** PZC July 11, 2023, Minutes.

   Ms. Kinsman made a motion to accept the July 11, 2023, as presented, seconded by Mr. Gubbins and the vote passed unanimously.

4. **BILLS –** Halloran & Sage – Invoice Amount - $180.00

   Mr. Curtin made a motion to pay Halloran & Sage in the amount of $180.00, seconded by Mr. Gubbins and the vote passed unanimously.

   Mr. Gillis recused himself from the Discussion.

5. **DISSCUSSION - Request from the Redevelopment Agency. East Haddam Village, Town Property Proposed Plan for Redevelopment review for compliance with the Plan of Conservation and Development.**

   Ms. Kinsman stated that the plan is a start of a comprehensive document but feels that there are a lot of unknowns. She stated that the housing outlines are for a hotel and condominium complex, and this plan does not address the housing needs of East Haddam. She added that there is also the question of the public water supply and that there is not one for the Village District, which both a hotel and a condominium complex would require. Ms. Kinsman stated that there is not enough information currently to review this plan for compliance and she does not think that the property meets the criteria for this plan, she feels that it is premature to come before the commission.

Mr. Ventres said that a public water supply can happen, and he added that this area has consistently provided water and that it is not an overwhelming issue. He said that the town of East Haddam would be the water provider.

Ms. Langdon said that the plan is designed to sustain higher density and that she is not convinced of this. She asked that the Planning and Zoning Commission receive clarification regarding the parking situation as well.

Mr. Curtin explained that the developer is unable to move forward with more specifics about the plan until he hears from the commission that this development would have a good chance of occurring.

Mr. Casner explained that the developer really cannot move forward with this plan without hearing that the Planning & Zoning Commission feels that the conceptual plan looks good. Mr. Casner said that he feels that the commission needs to give the developer some guidance.

6. HOME OCCUPATIONS – Minor Applications - None

7. DISSCUSSION

A. Update of adopted Gateway Standards

Ms. Langdon mentioned that the main concern with the Gateway Commission is the adoption of the light pollution standards. Mr. Ventres said that he will put together some items of what can be done, he explained that it will be a regulation change that mostly adds definitions.

B. Farm Stands verses Farm Stores

Mr. Ventres informed the members that the first sub-committee meeting is Wednesday July 26, 2023.

C. Electronic Message Display Signs

Mr. Ventres feels that the Town Hall on Plains Road and the Firehouse on Town Street would be good locations for the electronic message display sign to post emergency events.

Ms. Kinsman would like to see the signs displayed only during emergency not as a permanent installation. Ms. Langdon agreed.

Mr. Brownell made a motion to take a break, seconded by Mr. Gubbins and the vote passed unanimously.

The Public Hearing was called to order at 8:08 p.m.

Mr. Brownell read the Public Hearing Notice into record.

8. PUBLIC HEARING – 8:00 p.m.

Application #23-08: **Lake Hayward Preserve, Lake Shore Drive (property location), Anthony Silvestri (applicant & property owner). Proposed eleven (11) lot Conservation Subdivision under Section 23 of the East Haddam Zoning Regulations. Map 087, Lot 143.**

Mr. Reynolds, P.E., introduced himself and began his presentation for the Lake Hayward Preserve Conservation Subdivision Proposal.

Mr. Reynolds described the location of the parcels and explained that this property is comprised of two parcels. There is a 49-acre parcel with frontage along Lakeshore Drive and the other parcel, which is labeled the West Parcel, is 7.3 acres and has frontage on Lakeshore Drive. He added that the Conservation Subdivision is comprised of eleven lots and includes an area of Open Space. The site plan features steeper sloped areas, the soils and wetlands are indicated on the map as well.

The members reviewed and discussed the presentation completed by Mr. Mark Reynolds.

Questions & Comments

Mr. Ventres read an email that he received regarding application #23-08: Lake Hayward Preserve, Lake Shore Drive (property location),

Email from Daniel Jovoni

1. Why would you allow a Special Exception to the minimum building lot area of one acre? There is no special need to jam eleven buildings on this property.

   Mr. Ventres stated that this is the reason why this application is being reviewed as a Conservation Subdivision Application.

2. Has a study been done on the impact of the aquifer, all the housing developments in the area are drilled wells, has anyone considered the additional 11 houses in the area and the impact to the water source that we all rely on? This does not impact the bordering land of owners but East Haddam and Colchester residents.

   Mr. Ventres stated that this is regulated by the Connecticut Public Health Code. He added that if the lot meets the public health code, then a well can be drilled.

3. I am no expert, but I do not see any proposed wells on the lots of the primary and backup septic's. This does not look accurate, and the existing wetlands will be impacted. I do not see any classification of the most southerly part of the property.

   Mr. Ventres explained that the wells and septic systems are on the plans and currently being reviewed by the Chatham Health District.

4. Who will have access to the land, will there be deed restrictions or lower back access that is to be donated to the town? Will there be restrictions for fertilizer uses that may impact wetlands?

   Mr. Reynolds said that the intent of the application is for fee ownership of each lot without restrictions.

   Mr. Ventres explained that this is why this application is applied as a Conservation Subdivision, so that less area is impacted but unless you are part of a association there are no deed restrictions proposed.

Mr. Steven Fedus of 369 East Shore Drive – Mr. Fedus expressed his concerns about the blind curve on Lake Shore Drive.

Ms. Alice Hinchcliffe of 360 East Shore Drive – Ms. Hinchcliffe is concerned about leaching fields and lawn pesticides polluting the streams and lakes.

Ms. Marleen Mooney of East Shore Drive – Ms. Mooney expressed her concern regarding traffic and sight lines and asked who will clean the catch basins.

Mr. Ventres stated that the Town of East Haddam is responsible for cleaning the catch basins as these would be town roads.

Mr. Thad Wallister – Mr. Wallister said that he just wants to emphasize that both of those roads are unsafe. He also stated that a tourniquet is being placed on the watershed, which he believes is very disturbing from an environmental standpoint to be putting a road across wetlands.

Mr. Richard Reed of 93 East Shore Drive – Mr. Reed stated that he has concerns regarding the drainage of East Shore Road. He explained that presently the drainage over tops the road during storms in the E1 area on East Shore Drive. He is worried about runoff. He also had concerns with nitrogen.

Mr. Ventres said that they are waiting for a final report from the Chatham Health District. He said that the Subdivision Regulations look for individual storm water basins to collect and settle. Mr. Ventres said that he will contact public works regarding the drainage over top on East Shore Drive.

Ms. Lisa Tellier of 84 Lake Shore Drive – Ms. Tellier explained that she is concerned about the wetland environment and nutrient load.

Thad Wallister – Mr. Wallister also has concerns about trees being cut down.

Craig Montanari of 11 Ridgewood Road – Mr. Montanari asked if they are planning clear cutting and just growing grass.

Mr. Reynolds stated that the intent of the development plans is not to clear cut each lot, the lots are of 1 (one) acre so proportionally there would be more clearing than you would have on a 2 (two) acre lot, but the intent is not to clear cut the lines.

Mr. Sylvestri added that he has met with his land clearing company and explained that including the lots that 3.5 acres are proposed to be cleared and that is for 5 lots and the road on the lower section.

Mr. Reynolds stated that there are two main tools used as far as nutrient loading. One tool is used to address nutrients on a site and the other tool is to allow for development options that result in less dense development overall. He explained that by looking at the map, this proposal would be the least dense development of land that you see on the map. There are only eleven (11) acres out of almost sixty (60) acres that would be in development. This development speaks to nutrient load by being significantly less dense over those fifty (50) acres and he stated that he integrated best management practices on a lot-by-lot basis. He also said that the rain garden is for the roof water and driveway run off and that the septic systems are properly designed and that they meet the health code and renovates pollutants.

Mr. Reynolds also stated that there is nothing that this applicant could do for that hydraulic condition regarding the runoff located at East Shore Drive. He stated that their criteria are to provide a design that has a zero increase in runoff to the 100-year storm.

Ms. Nancy Cavanagh - Ms. Cavanagh is concerned about heavy nutrients and algae bloom going into the lake and watershed.

Ms. Lisa Tellier of 84 Lake Shore Road – Ms. Tellier questioned the number of bedrooms that these properties would have, she would rather see 2- or 3-bedroom homes here.

Ms. Heidi Creaturo of 15 Briarwood Rd. Colchester – Ms. Creature does not want the triangle lot cleared as it is located next to her property; she is also concerned about the clearing and why there are two roads going into the subdivision.

Mark Reynolds replied stating that this is due to wetland impacts.

Thad Wallister – Mr. Wallister asked if the commission is going to look at the original drawings of this property because the flow is down this time of the year.

Mr. Ventres replied stating that the hydrology was submitted along with the mapping of the entire watershed, this was given to the Inland Wetland & Watercourse Commission as well as the Town Engineer.

Mr. Ventres informed the members that this application will be heard at the IWWC next regularly scheduled meeting on August 15, 2023. He stated that by the next P&Z regularly scheduled meeting on August 22, 2023, that he should have a letter from Mr. Brian Curtis, and he would look into getting a meeting together to go out in the field and look at that corner to determine if there would be any value in cutting or not cutting for the sight line.

Mr. Curtin made a motion to continue Application #23-08: Lake Hayward Preserve, Lake Shore Drive (property location), Anthony Silvestri (applicant & property owner). Proposed eleven (11) lot Conservation Subdivision under Section 23 of the East Haddam Zoning Regulations. Map 087, Lot 143 to August 22, 2023; seconded by Ms. Dumaine the vote passed unanimously.

The Commission requested that Mr. Ventres to set a date for a field walk inspection prior to the next regularly scheduled meeting.

9. LANDUSE ADMINISTRATOR REPORTS

10. ADJOURNMENT – Mr. Gibbons made a motion to adjourn the meeting at 9:405 p.m., seconded by Mr. Curtin the vote passed unanimously.

Respectfully Submitted,
Susan Magri