EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2
AGENDA

REGULAR MEETING MINUTES

October 24, 2023

7:15 pm

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), Ms. Langdon (Alternate Member), Ms. Dumaine (Alternate Member).

   Absent: Mr. Salicrup (Regular Member), Justin Anderson (Regular Member), Ms. Kinsman (Alternate Member).

   Mr. Brownell requested that Ms. Dumaine fill in for Mr. Salicrup.

3. **MINUTES – September 26, 2023**

   Delete: "Ms. Dumaine to fill in for Ms. Kinsman." Mr. Curtin sustained from voting for application #23-09.

   The September 26, 2023, minutes were accepted as amended.

4. **BILLS – Halloran & Sage, review of electrical sign. $100.00**

   Mr. Gillis made a motion to pay Halloran & Sage, seconded by Mr. Curtin, and the vote passed unanimously.

5. **HOME OCCUPATIONS – None**

6. **DISCUSSION**

   A. **8-24 Review - Arial Easement on property of the Town of East Haddam – Eversource – Main Street Map 026, Lot 090.**

      Mr. Brownell explained to the members that Eversource would like to redo the power lines and they are looking for an easement of 2,321 sq feet over an unbuildable lot owned by the Town of East Haddam. The members reviewed the ariel map and briefly discussed the easement and location of the project.

Mr. Brownell made a motion to grant the aerial easement on the property of the Town of East Haddam, Main Street, Map 026, Lot 090, Eversource, seconded by Mr. Gillis and the vote passed unanimously.

B. Johnsonville Chapel – Inglesia NI Cristo Church of Christ, Amended Special Exception approval, reduction of the parking area. 50 Johnsonville Road, Map 55, Lot 180.

Mr. Nemergut, P.E., showed the members the site plan for Johnsonville Chapel. He explained that the property owner is looking for a reduction of the proposed parking and a small addition. He added that a special exemption was approved in 2021 to renovate the chapel. He stated that the costs are high so the applicant would now like to reduce the scope of the project to delete one addition and reduce the parking which would also reduce the drainage.

Mr. Fellner presented the architectural plans and explained to the members what the project entails as far as the building is concerned. He stated that there would be an addition of 572 sq feet to the existing building, which is 1,209 sq feet. They would be reducing the scope of the original plan and eliminate the second addition to the back of the building; he added that the elevations remain the same.

Mr. Pettinelli expressed his concern with the location of a tree on the site plan. He was concerned and stated that placement of a tree in this location would be problematic. He suggested deleting the tree and adding a site line easement to be in place. Mr. Nemergut agreed, and he will revise the plan to show the tree deleted.

Mr. Pettinelli made a motion to approve Johnsonville Chapel – Inglesia NI Cristo Church of Christ, Amended Special Exception approval, reduction of the parking area. 50 Johnsonville Road, Map 55, Lot 180; with the condition the condition to eliminate the tree at the corner of Neptune Rd and Johnsonville Rd and place a site line easement back over that corner to prevent future tall growth, seconded by Mr. Gubbins and the vote passed unanimously.

C. Consumer Report Inc, Amended Special Exception approval, addition of a cold storage area to the Tire Testing Building. 4 Hall Kilbourne Road, Map 78, Lot 002.

Mr. Nemergut, P.E., stated that a Special Exception has been granted in the past for this applicant. He briefly explained what structures are currently on the property and what they do there. He explained that they would like to put a small addition for storage on one of the buildings located on the property. This building is used to test child restraint seats and tires, this building has tire changers and storage. Mr. Nemergut added that the addition is 8% of the size of the main building and that there is no change to the occupancy, there is no addition of any plumbing, no increase in flows, no increase in parking. He added that the Chatham Health Department has given their approval for this proposed addition.

Mr. Nemergut said this is clearly not a notable change and would like to waive the need to apply for a special exception and public hearing. He stated that in the town's zoning regulations under Section 14.B.1 it states that a special exception may be amended under certain circumstances. The commission reviewed Section 14.B.1 of the towns' zoning regulations and they agreed that this proposal qualifies and does not require a public hearing.

Mr. Pettinelli made a motion to approve Consumer Report Inc, Amended Special Exception approval, addition of a cold storage area to the Tire Testing Building. 4 Hall Kilbourne Road, Map 78, Lot 002; with the finding that it qualifies under the zoning regulations, section 14.B.14b.1, sections a,b,d, and we find the impact to building and the visual impact of the addition to be minimal and of no consequence to the neighbors or the town, seconded by Mr. Curtin and the vote passed unanimously.

D. Regulations Review

- **Update of adopted Gateway Standards**

The members reviewed the Gateway's draft regulations for the adopted Gateway Standards. Mr. Brownell stated that Jim Ventres is to meet with Susan Beckman to finalize the draft.

The members discussed their concerns with the measurement of height, definition of ground level, floor areas and light pollution. They agreed that there needs to be changes on several items listed in the draft regulations.

They feel that they need to review the draft further and discuss this at the next meeting.

Mr. Brownell asked the members to review the remainder of items lister under discussion and they will discuss these items at the next meeting as well.

Mr. Brownell made a motion to take a five-minute break, seconded by Mr. Curtin and the vote passed unanimously.

- **Revised regulation for Childcare**
- **Revised regulation for Forestry Practice**
- **Special Exception approval time limits**
- **Certified Mail vs Certificate of Mailing**
- **Farm Stands verses Farm Stores - Subcommittee Report**

Mr. Brownell called the public hearing to order at 8 p.m.

Mr. Pettinelli read aloud the public hearing notice.

7. PUBLIC HEARING – 8:00 p.m.

A) Application #23-10 – 161 Alger Road (property location), Richard Lagace (applicant & property owner). Subdivision Application for a proposed two lot subdivision. Map 057, Lot 141.

First Date: October 24, 2023, Last Date: November 27, 2023

Applicant Mr. Lagace arrived and informed the meeting that his engineer was unable to attend the meeting.

Mr. Brownell gave a brief explanation of what the applicant is proposing to do.

Mr. Brownell read into record the Inland Wetland and Watercourses Commission approval letter.
Mr. Brownell read into record the Chatham Health Districts approval letter.

Mr. Curtin inquired where the location of the swale is and if there was feeding to the swale. Mr. Gubbins stated that details of the swale are on site plane. He showed everyone the location and the details of the scale on the site plan. There is a swale with four-inch PVC piping and a rain garden on the site plan.

Mr. Pettinelli stated that he did not see anything on the plan regarding a one-inch storm versus a two-inch storm. He explained the importance of having this to the applicant. He also explained the materials needed and gave the applicant information on how this is properly done. He explained the importance of accommodating for a lot of water and for directing water as well as placing protection on the property. Mr. Pettinelli added that the engineer would need to have this on the site plan.

Mr. Brownell asked for any public comments or questions, there were none.

Mr. Pettinelli made a motion to close the public hearing, seconded by Mr. Gubbins and the vote unanimously approved.

Mr. Pettinelli made a motion to approve Application #23-10 – 161 Alger Road (property location), Richard Lagace (applicant & property owner). Subdivision Application for a proposed two lot subdivision. Map 057, Lot 141, with the condition that the rip rap spillway to the rain garden be modified to include an emergency spillway protected by a rip rap pad, seconded by Mr. Curtin and the vote passed unanimously.

8. LANDUSE ADMINISTRATOR REPORTS – None

9. ADJOURNMENT – Mr. Gubbins made a motion to adjourn the meeting, seconded by Mr. Curtin and the vote passed unanimously.

Respectfully Submitted: Susan Magri