

**PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
MAY 26, 2020
(Not yet approved by the Commission)**

1. CALL TO ORDER: Chairman Brownell called the online Zoom meeting to order at 7:18 p.m.

2. COMMISSIONERS PRESENT: Crary Brownell (Chairman), Richard Pettinelli (Secretary), Justin Anderson (regular member), Bernard Gillis (regular member), Ed Gubbins (regular member), Louis Salicrup (regular member), and Susan Kinsman (alternate member).

COMMISSIONERS ABSENT: James Curtin (Vice Chairman), and Joe Zaid (alternate member).

Mr. Brownell appointed Ms. Kinsman to vote in place of Mr. Curtin.

OTHERS PRESENT: James Ventres, Land Use Administrator, Mark Knittel, IT, Wes Wentworth, Stan and Brandon Shumbo, Carlene Quinn, and Toni Marie Dumaine (Recording Secretary).

3. MINUTES: The February 25, 2020 minutes were accepted with the following amendment:

Pg. 4: correct Mr. O'mara to read Mr. Omara

4. BILLS: None

5. ACKNOWLEDGEMENT:

A. Regulation Amendment to the East Haddam Zoning Regulations to allow self-storage units in the C/B/IG District. Goodspeed Realty LLC, 25 Falls Road, Moodus, CT 06469, May 5, 2020.

Mr. Ventres referenced the May 5, 2020 letter from Goodspeed Realty in regard to their 25 Falls Road, Moodus, CT property and attached documents; Self Storage and Warehouse Regulations for IG-1, IG-2 and IG-3, Moodus Center Zoning Inset "B" Map, an aerial map of Moodus Center and photos of the proposed existing warehouse. Mr. Ventres noted that the electronic posting of the legal notice in the paper was acceptable. He asked for a public hearing to be scheduled.

Discussion ensued in regard to items that can be stored in the proposed self-storage warehouse.

Mr. Ventres reviewed the procedure to schedule public hearings once the application is accepted; He stated that the commission has 65 days to schedule a public hearing, then 30 days to hold the scheduled public hearing (with one allowance for a continuation), then 65 days to make a decision after the close of the hearing.

Discussion ensued in regard to the projected June 20, 2020 second phase for the State of CT to open additional businesses in response to the COVID 19 pandemic.

A motion was made by Mr. Pettinelli to schedule a public hearing for June 23, 2020 in response to the request by Goodspeed Realty LLC to allow self-storage units in the C/B/IG district. The motion was seconded by Mr. Gubbins and passed by unanimous vote.

6. SITE PLAN REVIEW:

A. New #20-01 for 16 Oak Tree Avenue, Moodus, CT., Brandon Shumbo, site plan review for a new single family home in the Lake zone. Assessor's Map 67, Lot 22 & 23.

The following list of documents were emailed to each Planning and Zoning Commission member from James Ventres and Nancy Talbot of the East Haddam Land Use Office on May 21, 2020:

Application #20-1 - Site Plan Review - 16 Oak Tree Avenue – Brandon Shumbo

Exhibits below submitted and part of the pdf emailed to commission members and posted on the East Haddam web page.

1. Application for Site Plan Review – Brandon Shumbo applicant
2. Site Plan – 16 Oak Tree Avenue – Prepared by Wentworth Civil Engineers LLC
Revised 4/23/20 2 sheets
3. Lot Line Adjustment Map – Aeschliman Land Surveying Dated 4/10/2020
4. Existing Conditions Survey – Aeschliman Land Surveying Dated 4/10/2020
5. Plot Plan of Shore Acres Park – November 1946
6. Building Plans for 16 Oak Tree Avenue
7. Notification to abutters – May 13, 2020
8. Certified Return Receipts – May 13, 2020
9. Chatham Health District Review letter dated May 21, 2020

Mr. Ventres read into the record the May 21, 2020 letter from Ryan McCammon, RS, Chatham Health District. While the plans are generally acceptable, there is a list of conditions to be met prior to the issuance of a certificate of occupancy.

“The plan and associated information submitted to our office on 4/28/20 and 5/11/20 for a proposed 19-13-B100a (e)Sewage Disposal Area Preservation lot line revision between Parcel A Original (16 Oak Tree Lane 16,000ft²), Parcel A Second Piece (7,266ft²) and revised property line between 16 Oak Tree Lane and 78 Shore Rd (Parcel B 27,843ft²). The applicant is also submitting for the construction of a replacement 3 bedroom house (previous house was removed) at 16 Oak Tree Lane (Plan 3 above) with 450 GPD, existing private water, and onsite septic system repair consisting of a 1000 gallon septic tank

and 36' of Geomatrix LLC GST 6218 for 504ft2 at the above stated property, in the Town of East Haddam".

Mr. Pettinelli asked Mr. Wentworth, PE if the new house would have roof leaders. Mr. Wentworth stated that it is a very sandy site, therefore no roof leaders are necessary. Mr. Pettinelli asked Mr. Wentworth to correct the detail of the Geomatrix LLC GST 6218 to show a level or pitched line. Mr. Wentworth will inform Geomatrix LLC of the requested amendment.

Mr. Gillis inquired about the location of the existing well for the existing house on 78 Shore Road. Mr. Wentworth stated that the existing well is not shown on the site plan because it is located beyond seventy-five feet of the proposed septic system of the new house. Mr. Gillis asked if the work shop located above the garage will be used as an accessory use apartment. Mr. Ventres stated no. Mr. Gillis asked if a septic reserve area is required. Mr. Wentworth stated no, but he just has to show a code compliant area for a rebuild site.

Discussion ensued in regard to relocating the drywell at 78 Shore Road. Mr. Stanley Shumbo stated that the drywell will be re-located the week of 5/26/2020.

Chairman Brownell requests that a septic cleanout be installed at fifty feet on the sewer line.

A motion was made by Mr. Gubbins to approve application #20-01, 16 Oak Tree Avenue, Brandon Shumbo, site plan for a single family home in the Lake zone with the following conditions:

- The applicant will adhere to the conditions of the review letter from the Chatham Health District dated May 21, 2020.
- The space above the existing garage will remain a workshop and not be an apartment.
- A clean out will be added to the new septic line between the house and the tank.
- The drywell from 78 Shore Road will be relocated per the plans prior to the lot line amendment.
- The lots owned by Brandon Shumbo (Map 67, Lots 22 & 23) will be merged by deed when the mylar is filed.

The motion was seconded by Mr. Gillis and passed by unanimous vote.

7. ZEO REPORT:

Mr. Ventres referred to the picture and specifications for a proposed free-standing sign at the 7- Eleven gas station located at 4 Falls Road, Moodus, CT. He stated that the owner is asking permission to use the existing sign (same dimensions) to be converted to a LED/ non flashing sign that will display the gasoline and diesel prices. The commission did not have any objections to the proposed sign, but conditioned that the A frame sign would no longer acceptable.

Mr. Ventres stated that he received a complaint about a residence on Petticoat Lane that is using their property as a camp site. Mr. Ventres notified the resident that camp sites are not allowed in a residential zone. He noted that the web page for camping has been taken down by the resident. He

mailed an application to establish a camp site and the procedure to follow to change zoning regulations from residential to commercial zone.

There were no more questions or comments from the commission.

A motion was made by Mr. Gubbins to adjourn at 8:00 p.m. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary