EAST HADDAM PLANNING AND ZONING COMMISSION

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

REGULAR MEETING MINUTES

January 09, 2024

7:15 pm

- **CALL TO ORDER -** Mr. Brownell called the meeting to order for the East Haddam Planning and Zoning Commission.

- **ATTENDANCE**

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

- **ABSENT:** Mr. Anderson (Regular Member), Mr. Gillis (Regular Member).

Mr. Brownell asked that Ms. Kinsman fill in for Mr. Anderson and Ms. Dumaine fill in for Mr. Gillis.

- **MINUTES – December 12, 2023**

The Planning and Zoning minutes for December 12, 2023 were accepted as presented.

- **BILLS – None**

- **ACKNOWLEDGEMENT -None**

- **HOME OCCUPATIONS**

A. 387 East Haddam Moodus Rd (property location), Erica Daurio (applicant & property owner), massage therapy and home crafting business. Map 055, Lot 064.

Mr. Ventres explained that the property is the former youth and family service building and that the home business application is for massage therapy and home crafting business. The applicant is a Connecticut licensed massage therapists and would like to run a massage therapy business from her home as well as some crafting out of the two small rooms in the home. Customers that come to the property are for the massage therapy business only and are by appointment only and there's a driveway that probably can hold about 6-7 vehicles with a right and back access door. The business hours would be from 8:00 a.m. to 8:00 p.m.

Mr. Pettinelli made a motion to approve the home application for 387 East Haddam Moodus Rd (property location), Erica Daurio (applicant & property owner), massage therapy and home crafting business. Map 055, Lot 064 with the condition that the business hours are to be 8:00 a.m. to 8:00 p.m. seconded by Mr. Curtin and the vote passed unanimously.

B. 186 No Moodus Rd (property location), David Dupre (applicant & property owner), office for electrician business. Map 181, Lot 073.

The home application is on hold until the applicant turns in the certificates of mailing.

Mr. Curtin made a motion to change the order of business, seconded by Mr. Pettenilli and the vote passed unanimously.

- **REGULATIONS REVIEW**

Farm Stand Versus Farm Stores

Mr. Ventres informed the commission members that he reached out to the Connecticut Department of Agriculture; he explained that their response was that 50% of the products sold on preserve farmland must be Connecticut grown so owners could bring in products from other farms along to sell with their own.

Mr. Ventres stated that he would look at the volume over the dollar amount, when they do their inspections on these farms as it is the volume that they look at. Mr. Ventres added that UCONN Extension Service has a wealth of information either on the web page or at the office.

Mr. Ventres reviewed the Connecticut Yankee Christmas magazine that had Connecticut farm tours and festivals articles and advertisements. He looked at some of the websites and they are well put together too, they have great web pages. Some of the places were large like 400 acres and some small, less than four acres. All have a large variety of activities and products. Mr. Ventres said that he will send the information that he collected to the Agriculture Commission for them to review.

The commission members discussed changing and expanding the zoning regulations to cover all the potential as well as categories for special uses.

ELCETIONS – The member's nominated Mr. Pettinelli was nominated as secretary, Mr. Curtin as Vice Chairman, and Mr. Brownell as Chairman with all commission members in favor.

- **LAND ADMINSTRATOR REPORT**

Mr. Ventres said that he needs to e-mail everybody the proposed budget which is due January 16, 2024. He would like to add a little bit more on the legal end of it. Mr. Ventres said that there needs to be a discussion regarding whether we should be putting money aside for possible engineering for the Moodus Center Project. He stated that the town has received the report from the State of Connecticut making recommendations and that we've got a request for proposal being reviewed by the attorney now to help us with the master plan. Mr. Ventres explained that the after-master plan is finished we've also have to have some portion of capital.

The members discussed the speed monitor and if there has been any report received.

Mr. Pettinelli made a motion for a four-minute recess, seconded by Mr. Gubbins and the vote passed unanimously.

- **PUBLIC HEARINGS - 7:45 P.M. -**

  Mr. Pettinelli read into record the public hearing notice.

  A. Application #23-12 – 1 Commerce Street (property location), Scully Land Development, LLC (applicant & property owner), proposed 60' X 155' industrial building. Map 027, Lot 067.

  First Date: 01-09-2024 Last Date: 02-13-2024

  Mr. Roger Nemergut, P.E., engineer for the project, introduced himself to the commission, along with him was Mr. Brian Scully, applicant, and property owner. Mr. Nemergut explained that this property is located in the East Haddam Business Park Subdivision. He presented the overall subdivision plan which is located at 1 Commerce Drive. He stated there is extensive frontage on the property and that it abuts lot six, which is currently owned by Mr. Scully, the applicant, who operates a landscaping business at this location.

  The applicant would like to construct an industrial building 60' X 155'. The building would be a single story which is 9300 hundred square feet. The building would be the same style that the applicant currently has on the abutting property and would contain eight spaces, intended for contractors to conduct their business from, office space, storage and to park their work vehicle there. In addition, the applicant would like to have a portion of the property to be used for storage bins. The bins would be used to store items such as stone, mulch, and other material.

  Mr. Nemergut showed the site plan with the improvements located on the property. He explained that the building would be centrally located and that there are wetlands located north of the property and each unit would contain a garage door and an entrance. Mr. Nemergut added that the entrance would be at Commerce Drive, there is currently a rough driveway in place there now. The parking area would be located in the front of the building containing nineteen parking spaces, but you would be able to bypass the building to drive up the location of the bins. Further south of the bins would be a topsoil processing area.

  Mr. Nemergut stated that there is currently a storm drain on the property that feeds the site from the south and runs off the parking lots on the lots that were developed directed water to the southern portion of the property. He explained that they would create a planted sediment basin and stilling basin in addition, they intend to collect water quality for the first one inch of rain. He also described in detail the lighting plan which would be dark sky compliant.

  Mr. Nemergut informed the commission that the Chatham Health Department has approved the septic plan design and the Inland Wetlands and Watercourse Commission has approved the application to work in the upland area.

Mr. Ventres read into record the approval letter stating requirements from the Chatham Health District dated January 02, 2024, with the last revision dated December 08, 2023.

The commission reviewed and discussed the plans with Mr. Nemergut as well as expressing several concerns they had such as air quality in the building, mechanical, location of the dumpster, noise from heavy machinery and location of the dumpster.

Meghan Jacobson, 29 Stony Brook Drive – Ms. Jacobson stated that the current lighting on Mr. Scully's property is disturbing, the lights are on all night long and she asked if they can be altered and also expressed concern with the buffer area.

Jackie Dennison, 24 Stony Brook Drive – Ms. Dennison questioned the soil processing and the location and asked for clarification.

Mr. Scully replied stating that the soil is from recent jobs throughout the year as well as a large part of leaves collected. He stated that once a year for one week he rents a screener and screens the material into a usable product. He pointed out on the plan where the topsoil area is located.

Jackie Dennison, 24 Stony Brook Drive – Ms. Dennison asked if there would be hours put in place for the tenants and if the parking lot lights will be on timers.

Mr. Ventres responded stating the hours are three shifts and he stated that motion censored lighting would be the best solution for the parking area lighting.

Steve Dennison, 24 Stony Brook Drive – Mr. Dennison inquired at the industrial noise ordinance. He stated that lights, noise, and the use of heavy machinery are his main concerns.

Mr. Ventres replied stating that the town's noise ordinance is 7:00 a.m. to 10:00 p.m. but this needs updating.

Meghan Jacobson, 29 Stony Brook Drive – Ms. Jacobson asked if there was any other location at the facility in the industrial park to hold a sub- lit for other contractors.

Mr. Brownell replied stating there already are some built, and that the applicant is building for more people to come.

The members discussed the need for a field walk and all agreed to Saturday January 13, 2024 at 10: a.m.

Mr. Curtin made a motion to continue Application #23-12 – 1 Commerce Street (property location), Scully Land Development, LLC (applicant & property owner), proposed 60' X 155' industrial building. Map 027, Lot 067, to January 23, 2024 and to schedule a field walk of the property January 13, 2024 at 10:00 a.m., seconded by Mr. Pettinelli and the vote passed unanimously.

B. Application #23-13 – 23 Main Street (property location), Allen Jacobs (applicant & property owner), proposed commercial building. Map 017, Lot 009.

First Date: 01-09-2024 Last Date: 02-13-2024

Mr. Pettinelli read into record the public hearing notice.

Mr. Robert Mangiano, Architect, introduced himself to the commission and presented the plan for 23 Main Street. He explained that the building is a three story, and the applicant would like to construct a tavern on the first floor and an Air B&B on the second floor. They would like to keep the building intact and have character to coincide with the community.

Mr. Mangiano stated that there is an existing parking lot on the property, and he is proposing the amount of parking that will fit on the site and would like to provide four more parking spaces in the back of the building with handicap van accessible and car spaces. The site line going to the north is very constricted so they would like to clear out the brush. Mr. Mangiano said that they are proposing two patio areas and terrorists. He added that they intend to put a handicap ramp from sidewalk and a side ramp as well. They would also like to install a new set of stairs and a proposed deck to the northwest of the building for the third floor. He explained the floor area to the commission members and what the applicant is proposing to do. They already rebuilt the floor to be safe, the first floor as a tavern with a dining area, bar area and handicap accessible bathroom. He stated that there would also be outside dining areas as well. He also described the kitchen area stating that there would be three bay sinks and a hand washing sink, he added that the food is pre-prepared. He stated that the applicant can meet the requirements of the building, health, zoning department as well as the Fire Marshal. On the second floor the applicant is proposing three one-bedroom apartments used for an Air B&B and the third floor having a large apartment.

Mr. Ventres informed the members that the applicant has been working with both the Building Official and the Fire Marshall extensively on the project. Mr. Ventres did ask the applicant to review the handicap parking area and the applicant did his best to fit the handicap parking spaces in the parking lot area.

The commission members reviewed the plan with the applicant and discussed the project in detail and the use of the building. They also discussed the food preparation and the menu. The applicant presented the seating layout to the commission members.

Mr. Ventres read into record the conditions for the approval for the application as follows:

1. **Approval from the Historic District Commission for the exterior changes.**
2. **Approval from the Water Pollution Control Authority.**
3. **Approval from the Chatham Health Department.**
4. **Approval from the Fire Marshal & the Building Official.**
5. **Approval from the State Liquor Commission.**

Mr. Pettinelli made a motion to close the public hearing, seconded by Ms. Kinsman and the vote passed unanimously.

Mr. Curtin made a motion to approve Application #23-13 – 23 Main Street (property location), Allen Jacobs (applicant & property owner), proposed commercial building. Map 017, Lot 009 with the conditions read into record by Mr. Ventres, and with the condition to work with the owner of 19 Main Street to mark appropriate parking, seconded by Mr. Pettinelli and the vote passed unanimously.

- **ADJOURNMENT - Mr. Gubbins made a motion to adjourn the meeting at 9:25 p.m., seconded by Ms. Dumaine, the vote passed unanimously.**

Respectfully Submitted,
Susan Magri