

**PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
June 23, 2020
(Not yet approved by the Commission)**

1. CALL TO ORDER: Chairman Brownell called the meeting to order at 7:15 p.m.

2. COMMISSIONERS PRESENT: Crary Brownell (Chairman), James Curtin (Vice Chairman), Richard Pettinelli (Secretary), Justin Anderson (regular member), Bernard Gillis (regular member), Ed Gubbins (regular member) and Susan Kinsman (Alternate member).

Note: Mr. Pettinelli and Mr. Anderson arrived late to the meeting.

COMMISSION MEMBERS ABSENT: Lou Salicrup (regular member) and Joe Zaid (alternate member).

OTHERS PRESENT: James Ventres, Land Use Administrator and Toni Marie Dumaine, Recording Secretary.

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

3. MINUTES: The May 26, 2020 minutes were accepted as presented.

4. BILLS: Halloran & Sage for \$129.50 and Suburban Office Supplies for \$146.58

A motion was made by Mr. Curtin to pay the bills as presented. The motion was seconded by Mr. Gubbins and passed by unanimous vote.

5. ACKNOWLEDGEMENT

A. New - #20-02 – 398 Tater Hill Road, Robert Doane (agent), Marilyn Kinzel (owner), 2 lot sub-division. Assessor’s Map 51, Lot 39.

Mr. Ventres distributed to the commission a four page subdivision plan of land of Marilyn B. Kinzel, 398 Tater Hill Road, East Haddam, CT, by Doane Engineering, Centerbrook, CT, May 30, 2020. He informed the commission that the Inland Wetlands Commission will review this subdivision plan at their July 21, 2020 meeting and submit a report to the Land Use office prior to the Planning & Zoning meeting on July 28, 2020. Mr. Ventres requested a July 28, 2020 public hearing to be scheduled.

A motion was made by Ms. Kinsman to schedule a public hearing for application #20-02, 398 Tater Hill Road, 2 lot sub-division for July 28, 2020. The motion was seconded by Mr. Gubbins and passed by unanimous vote.

6. DISCUSSION: Potential Open Space grant application.

Mr. Ventres distributed to the commission a 10 page report on the Mulazzi et al Property/ Hayward Parcel on O'Connell Road Extension (124 acres) which pertains to the East Haddam Open Space Committee's application to the Department of Energy and Environmental Protection under the Open Space and Watershed Land Acquisition Grant Program, June 2020. He referenced the report describing the 124 acres as a vital piece of property from an environmental point of view. Mr. Ventres referred to information from the 2019-2029 Plan of Conservation and Development section pertaining to open space preservation, chapters 4 and 5, additionally 4 maps; Hayward Parcel, Eightmile River Watershed Open Space, Eightmile River Watershed and Lyme Forest Block, Important Bird Area (IMB). Mr. Ventres requests a letter from the Planning and Zoning Commission stating that this property meets the POCD's open space criteria.

Discussion ensued in regard to the cost to the town for this acquisition, the topography of the property and the approximate time for the grant award.

A motion was made by Mr. Pettinelli to write a letter to the Department of Energy and Environmental Protection stating that this application for open space meets the 2019-2029 Plan of Conservation and Development open space criteria. The motion was seconded by Mr. Gillis and passed by unanimous vote.

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

7. REGULATION REVIEW:

1. Agricultural Regulations were sent to Chairman Ronald Gross of the Agricultural Commission on June 2, 2020 for review at their next July meeting.
2. Airbnb/Vacation Rentals by Owner (VRBO)/Short Term Rentals – Mr. Ventres informed the commission that Airbnb short term rentals are closed for the 2020 season due to the pandemic. However, long term rentals are available. Discussion ensued in regard to establishing a procedure to address the chronic issues that occur from Airbnb/VRBO/Short Term Rentals.
3. Affordable Housing in Connecticut – Mr. Ventres discussed with the commission various scenarios pertaining to affordable housing. Discussion ensued in regard to potential changes to the 1960's zoning regulations and deed restrictions.

8. PUBLIC HEARING – Questions or comments can be sent to the following email:
jventres@easthaddam.org

A. Regulation Amendment – Goodspeed Realty (applicant), requesting an amendment to the East Haddam Zoning Regulations to allow self-storage units in the C/B/IG District.

Mr. Ventres read into the record a letter of intent from Goodspeed Realty, May 5, 2020. He stated that this request is a two-phase process. The first phase is to amend the self-storage zoning regulations. The second phase is for Goodspeed Realty to present an application for special exception review.

Mr. Ventres referenced the information that he distributed on the Self-Storage and Warehouse Regulations that are presently permitted in the IG Districts, along with the added proposed changes. These changes are permitted in the IG Districts with special exception approval.

Discussion ensued in regard to buffering/setback requirements, outside storage, and that no commercial businesses or repair services will be allowed in or outside the storage units.

Mr. Brownell opened the hearing to the public, stating that due to the pandemic protocol, questions and comments for the commission should be emailed to the Land Use office at jventres@easthaddam.org. This hearing will be open until the July 14, 2020 Planning & Zoning Commissions meeting.

A motion was made by Mr. Curtin to continue this public hearing for an amendment to the East Haddam Zoning Regulations to allow self-storage units in the C/B/IG District until July 14, 2020. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.

A motion was made by Mr. Gillis at 7:55 p.m. to take a five minute recess. The motion was seconded by Mr. Gubbins and passed by unanimous vote.

9. ZEO REPORT:

Mr. Ventres stated that the Land Use office is very busy responding to inquiries for permits to install pools, decks, garages, sheds and other land use requirements.

A motion was presented by Mr. Brownell for the commission to go into an informative executive session. It was noted that a reason should be stated as to why a commission would go into executive session such as financial or employee review. Mr. Brownell stated that it was not that. The motion passed unanimously.

Mr. Ventres and Ms. Dumaine were not invited to be part of the executive session and left at 8:48 pm.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary