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

REGULAR MEETING MINUTES

April 23, 2024

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

- **ATTENDANCE**

  PRESENT: Crary Brownell (Chairman), Jim Curtin (Vice Chairman), Richard Pettinelli (Secretary), Deborah Langdon (Regular Member).

  ABSENT: Ed Gubbins (Regular Member), Bernard Gillis (Regular Member, Justin Anderson (Regular Member), Stephen Lohmeyer (Alternate Member).

  OTHERS PRESENT: Mr. Casner (EDC), Mr. Ventres (LUA), Mr. Richard Albert, Mrs. Roxanne Albert, Ms. Janice Ehlemeyer (Lower Connecticut River Council of Governments).

  Mr. Brownell asked that Ms. Kinsman fill in for Mr. Anderson and Ms. Dumaine sit in for Mr. Gillis.
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- **MINUTES –March 26, 2024**

  Corrections: "Bills - should be spelled "Halloran", in the second paragraph under home occupation applications, "there is" should be "there are. "The third paragraph refers to the "selectman's office," but it should be "selectmen's office."

  The minutes for March 26, 2024, were accepted as amended.

- **BILLS – None**

- **ACKNOWLEDGEMENT**

  A. PZC#24-11 - 423 East Haddam Moodus Road (property location), Brownell Properties, LLC (applicant & property owner). Map 064, Lot 049. Special exemption review for multiple uses in former factory /office building.

  Mr. Brownell stated for the record that he has no affiliation whatsoever financially or otherwise with application PZC#24-11.

Mr. Ventes stated that the applicant has submitted a site plan, narrative, and a floor plan. The applicant would like to request permission for multiple uses.

Mr. Pettinelli made a motion to schedule a public hearing on May 28, 2024, seconded by Ms. Kinsman and the vote passed unanimously.

B. PZC#24-12 – CT River Dock Road (property location), Goodspeed Opera House (applicant & property owner). Map 017, Lot 093. Entertainment tent on lawn south of the building.

Mr. Ventres explained that the applicant would like to have an entertainment tent on the lawn next to the Good Speed Opera House, he included that the applicant intends on applying for a liquor license.

Mr. Curtin made a motion to schedule a public hearing on May 28, 2024, seconded by Ms. Langdon and the vote passed unanimously.

- **HOME OCCUPATION APPLICATIONS - None**

- **SITE PLAN REVIEW**

A. PZC#24-04 – 191 East Shore Drive (property location), David Blumenkratz (applicant & property owner). Map 080, Lot 396. Site plan review, new residential home.

Mr. Fern Tremblay, P.E., from Angus McDonald Sharpe & Associates presented the site plan to the commission members, he explained that the applicant would like to take down the existing home on the property and build a new single-family home. He stated that the property is located on the East side of Lake Hayward. He added that a new septic system has been installed on the property previously and that the plan has been submitted and approved by the Chatham Health District on February 09, 2024. The plans were also approved by the Inland Wetland and Watercourses Commission at their meeting held on March 19, 2024. He stated that the applicants would like to build a two-bedroom home with an attached garage and construct a new driveway. The applicant proposes to utilize the existing septic system for the new home. He added that erosion control measures will be in place as well as silt fencing that will be used during construction.

The commission members discussed the proposed construction and reviewed the site plan presented. They asked that a construction entrance be added to the plan and to slide the location of the stockpile back a little. They also inquired about the rain garden and if there is any protection on it in case it may start to fail. Mr. Tremblay stated that the rain garden is the same grade as the lake and there is no slope.

Mr. Ventres stated that the certificate of mailings have been submitted and that he has the Inland Wetlands & Watercourses Commission approval letter for the applicant's application which was heard on March 19, 2024. Mr. Ventres read the approval letter into the record.

Mr. Ventres added that Chatham Health Department approved the applicants B100 application and the final approval from the Chatham Health Department will be when the applicant submits their construction drawings.

Mr. Curtin made a motion to approve PZC#24-04 – 191 East Shore Drive (property location), David Blumenkratz (applicant & property owner). Map 080, Lot 396. Site plan review, new residential home; with conditions of the Chatham Health Department, Inland Wetlands & Watercourses Commission and a construction entrance be added to the plans, seconded by Ms. Langdon and the vote passed unanimously.

Mr. Curtin made a motion to change the order of business so moved by Mr. Pettinelli.

- **LANDUSE ADMINISTRATOR REPORTS**

Mr. Ventres informed the members that the Warner House would like to have a small festival on July 13, 2024, a one-time event. They will be having only fifty guests and they intend to have handicap parking available with more parking available on one side of Petticoat Road with staff directing traffic and cones set out for safety. The members discussed parking and road traffic.

Mr. Curtin made a motion to approve the event with the conditions that parking will be on the side of the road and crossing traffic on 82 any pedestrian crossings would be manned by flagman, seconded by Mr. Pettinelli and the vote passed unanimously.

The commission members discussed the collection of junk materials and firms that take these items.

- **PUBLIC HEARINGS – 7:45 p.m.**

Mr. Pettinelli read into the record the public hearing legal notice for PZC #24-04 – 42 Hemlock Valley Road Extension (property location), Paul & Lisa Newton (applicant & property owners). Map 002, Lot 043. Proposed Subdivision.

A. PZC #24-04 – 42 Hemlock Valley Road Extension (property location), Paul & Lisa Newton (applicant & property owners). Map 002, Lot 043. Proposed Subdivision.

First Date: March 26, 2024 Last Date: May 01, 2024

Mr. Ventres explained that the applicant's property is a four-acre lot located on a two-acre zone and that the applicant proposes to split the parcel in half. He stated that the applicant has the site plan showing the septic system layout and driveway location. He added that the certificate of mailing receipts have been submitted to the Land Use Office. Mr. Ventres stated that he has the approval letters from the Chatham Health Department and the Inland Wetland & Watercourses Commission.

Mr. Ventres read into record both the Inland Wetland & Watercourses Commission approval letter dated February 20, 2024, and the Chatham Health Department approval letter dated February 07, 2024.

Mr. Ventres gave in detail a description of the lot and the neighboring lots. The members reviewed the material submitted.

Mr. Brownell asked for any comments from the public, there were none.

Mr. Pettinelli made a motion to close the public hearing for PZC #24-04 – 42 Hemlock Valley Road Extension (property location), Paul & Lisa Newton (applicant & property owners). Map 002, Lot 043. Proposed Subdivision; seconded by Ms. Kinsman and the vote passed unanimously.

Mr. Pettinelli made a motion to approve PZC #24-04 – 42 Hemlock Valley Road Extension (property location), Paul & Lisa Newton (applicant & property owners). Map 002, Lot 043. Proposed Subdivision; seconded by Mr. Curtin and the vote passed unanimously.

Mr. Pettinelli read into record the public hearing notice for PZC#24-05 - Proposed Revisions of the Zoning Regulations.

B. PZC#24-05 - Proposed Revisions of the Zoning Regulations

Mr. Ventres stated that he did receive some responses regarding the proposed revisions. He said that the Connecticut River Gateway Commission asked that we continue the public hearing for the regulation revisions. He added that he received a response from the Lower Connecticut River Valley Council of Governments and from the Southeastern Connecticut Council of Governments with final comments. The commission members had a general discussion regarding the proposed revisions of the zoning regulations.

1. **Revision to Regulations to reflect changes to the Gateway Standards in Section 5 Definitions and Section 9.10 Conservation Zone.**

   Mr. Pettinelli made a motion to continue Revision to Regulations to reflect changes to the Gateway Standards in Section 5 Definitions and Section 9.10 Conservation Zone, seconded by Ms. Dumaine and the vote passed unanimously.

2. Revisions to the Regulations pertaining to Child Day Care to reflect changes in the Connecticut General Statutes.

Mr. Ventres read from Attorney Branse's model regulations which states that the statues prohibit you from treating a group daycare home or childcare services any different in a residential area, he explained Attorney Mark Branse's version of a family day care home.

Mr. Ventres read part of the review letter from the Lower Connecticut River Valley Council Governments findings which found that there will be no significant internal impacts or significant adverse impacts to the ecology in the Long Island Sound if the regulations adopted as a proposed change to the local regulation concerning child daycare are mandated by the Connecticut General Assembly.

There were no public comments.

Ms. Kinsman made a motion to close the public hearing for Revisions to the Regulations pertaining to Child Day Care to reflect changes in the Connecticut General Statutes, seconded by Ms. Langdon and the vote passed unanimously.

Mr. Pettinelli made a motion to approve Revisions to the Regulations pertaining to Child Day Care to reflect changes in the Connecticut General Statutes, seconded by Ms. Kinsman and the vote passed unanimously.

3. Revisions to the Commercial Cutting of Timber Regulations – Section 20 to reflect changes in the Connecticut General Statutes.

Mr. Ventres stated that the Town of East Haddam does regulate forestry practices under the statue. He stated that this falls under the Inland Wetlands regulatory Authority and is not a Planning and Zoning Regulation.

Mr. Ventres is working with the Inland Wetlands and Watercourses Commission on a set of regulations, he explained that what they are doing, which is transferring commercial cutting of timber to the Inland Wetlands and Watercourses Commission, which is the regulatory agency to review this. Mr. Ventres explained that forestry is a permitted activity in the wetland areas.

The commission members discussed skid roads and streams and the erosion control measures that may be necessary to prevent soil runoff and water pollution as well as the importance of considering whether these roads cross intermittent streams, the skid roads are pathways used for transporting the timer from forested areas. Before starting any skid road project, a forester must review the plans to ensure compliance with the regulations and proper environmental practices. Also, the presence of a tree warden in the town does not directly impact the review process for skid roads. The commission members discussed the diameter of trees allowed for harvest and invasive species.

Mr. Curtin made a motion to close the public hearing for Revisions to the Commercial Cutting of Timber Regulations – Section 20 to reflect changes in the Connecticut General Statutes, seconded by Ms. Dumaine, and the vote passed unanimously.

Mr. Curtin made a motion to approve Revisions to the Commercial Cutting of Timber Regulations – Section 20 to reflect changes in the Connecticut General Statutes, seconded by Ms. Kinsman and the vote passed unanimously.

4. Revision to the time limits of a Special Exception approval to reflect changes to the Connecticut General Statutes.

The commission members discussed the site plans and completion deadlines. Mr. Ventres explained that site plans are typically valid for five years according to statutes and that the goal is to align the completion deadline for site plans (previously 36 months) with the five-year period, if a project is completed within this timeframe, it becomes associated with the property.

The commission members discussed special exceptions, such as those related to building or subdivisions, may involve specific requirements as well as farming exceptions, any special exception, including farming-related ones, would be subject to these time limits.

Ms. Kinsman made a motion to close the public hearing for Revision to the time limits of a Special Exception approval to reflect changes to the Connecticut General Statutes, seconded by Ms. Langdon and the vote passed unanimously.

Mr. Curtin made a motion to approve Revision to the time limits of a Special Exception approval to reflect changes to the Connecticut General Statutes, seconded by Mr. Pettinelli and vote passed unanimously.

5. Revisions to the regulations pertaining to certified mailings versus certificate of mailing requirements when notice is given to abutters.

Mr. Ventres said that currently, regulations require certified mail (green cards) for notifications and that the statutes now allow for a more cost-effective option: certificate of mailing. The certificate of mailing provides proof that notifications were sent to specified addresses.

Ms. Kinsman made a motion to continue Revisions to the regulations pertaining to certified mailings versus certificate of mailing requirements when notice is given to abutters, seconded by Mr. Curtin and the vote passed unanimously.

6. Revisions to the Agricultural Regulations – Section 30 to allow farm stores, farm markets, breweries, wineries, and accessory uses on the farm.

Mr. Ventres informed the commission members that a joint subcommittee (Planning & Zoning Commission, Agricultural Commission, and Economic Development Commission) reviewed existing regulations. The focus of this revision is to enhance the value for existing farms and supporting new agricultural ventures and to promote economic diversity and sustainability while safeguarding neighboring properties from disruptions caused by agricultural activities.

He added that Connecticut River Regional Planning Committee reviewed the proposed regulation change and they found no significant adverse impacts on the Ecology of Long Island Sound if the regulations are to be adopted.

Mr. Ventres added that the changes are procedural and align with Connecticut General Statutes and the 2001-2031 Lower Connecticut River Valley Plan of Conservation and Development.

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

Mr. Pettinelli made a motion to continue Revisions to the Agricultural Regulations – Section 30 to allow farm stores, farm markets, breweries, wineries, and accessory uses on the farm, seconded by Mr. Curtin and the vote passed unanimously.

- **ADJOURNMENT**

Mr. Curtin made a motion to adjourn the meeting at 9:16 p.m. seconded by Ms. Dumaine and the vote passed unanimously.

Respectfully Submitted
Susan Magri