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

June 11, 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), Richard Pettinelli (Secretary), Jim Curtin (Vice Chairman), Ed Gubbins (Regular Member), Deborah Langdon (Regular Member), Bernard Gillis (Regular Member), Toni Dumaine (Alternate Member), Susan Kinsman (Alternate Member).

  ABSENT: Justin Anderson (Regular Member), Stephen Lohmeyer (Alternate Member).

  OTHERS PRESENT: Mr. Ventres, (Land Use Administrator), Mr. Stewart Fairbanks and Mr. Richard Marks of Angus McDonald & Sharp Associates.

  Mr. Brownell asked that Ms. Dumaine fill in for Mr. Anderson.

- **MINUTES –May 28, 2024**
- **Correct grammatical errors. Clarify Mr. Brownell's affiliation with Brownell Company, LLC. on May 14, 2024, minutes.**
- **The minutes for May 28, 2024, accepted as amended.**

- **BILLS – None**

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

- **LAND USE ADMINISTRATOR REPORT**

  Mr. Ventres created the "Change for Business Use" form and asked the members to inform him of any changes or additions that they would like to include on the form.

  The commission members discussed the new Technical Assistance (TA) program that has been announced by the Connecticut Department of Housing. The handout indicates that the TA program is set to roll out in spring of 2024 to support locally adopted Affordable Housing Plans. The program will run from 2024 through 2027, operating through the Office of Policy Research and Housing Support (OPRHS).

The program will provide municipalities training, workshop management, research, grant assistance and more. The program's goal is to assist municipalities in creating environments conducive to housing unit development and to coordinate efforts with regional housing committees.

The Sustainability Committee has been awarded with the prestigious silver-level certification for its sustainability accomplishments and was recognized for community efforts, demonstrating significant achievements in areas such as community building, local economies, arts and culture, clean transportation, and diverse housing. Also, specific initiatives include town-initiated composting, municipal fiber optic broadband, and various community events supporting local businesses and conservation.

- **DISSCUSSION**

A. Notification of tree cutting along town roads.

The commission members discussed the process that is currently being used in town regarding the tagging, clearing and notification of the cutting and clearing of trees. Mr. Ventres stated that Ms. Michelle Velez, Public Works Director, is holding a public hearing on June 13, 2024, regarding the cutting and clearing of trees in the town. The hearing will take place at the corner of Schulman Veselak Road and Olmstead Road at 2:00 p.m.

Discussion ensued regarding the removal of trees. Mr. Ventres informed the commission members that he reviewed the Tree Warden website, and it has posted information about upcoming work on Wickham, Olmstead Road, Hemlock Valley, and Bone Mill. Mr. Ventres also noted that the state suggested posting at the beginning and end of the road for areas with multiple decaying trees, rather than individual postings. Also, the Tree Warden will address trees that are a traffic hazard or leaning towards the road, as well as those with roots affected by pavement; safety is crucial.

While aesthetics matter, hazardous trees pose risks to drivers. Clear guidelines are essential for determining which trees should be removed. It was also mentioned that Eversource oversees tree cutting near power lines, often on private property. But when it comes to public roads, the jurisdiction is just for town property.

PUBLIC HEARINGS – 7:45 p.m.

Mr. Pettinelli read into the record the public hearing legal notice for PZC#24-14 - Fox Hopyard Golf Club, LLC (applicant & property owner), 1 Hopyard Road (property location). Map 014, Lot 04 & 51. Proposed swimming pool, pool house and pickleball courts.

A. PZC#24-14 - Fox Hopyard Golf Club, LLC (applicant & property owner), 1 Hopyard Road (property location). Map 014, Lot 04 & 51. Proposed swimming pool, pool house and pickleball courts.

Mr. Stewart Fairbanks, P.E., of Angus McDonald Sharp Associates addressed the commission members. He explained that lot 1-1 comprises of three prior subdivision lots and that he is proposing to include a pool house, pool, event hall and a couple of pickleball courts. He added that the driveway provides access to these facilities and will also serve future residential areas.

Mr. Fairbanks said that this is currently an open field, and that stormwater management is a priority, the goal is to minimize runoff by directing water to an irrigation pond. The golf course, which requires a lot of water, will benefit from this stormwater management. Also, the event hall has 50 seats and there are 50 parking spaces available for the event hall and the pickleball courts. The private club associated with this development will host events.

The country club has 350 members, and the pool will accommodate a maximum of 50 people at a time, there are 100 memberships for the pool. The pickleball courts are located to the right of the existing tennis courts.

Overflow parking is available along the drive coming in, there is a need for a continuous Right Way along the main driveway that extends from Hopyard Road to the end. The main driveway's pavement currently ends, but the plan is to extend it.

Mr. Fairbanks explained that overall, the plan includes a comprehensive site layout, pending approval, and consideration of several factors like noise and sanitation. He added that outstanding questions related to the sanitary system need to be addressed with the health district.

Discussion ensued regarding the fact that the development operates under an overlay district, which differs from standard zoning. In this case, there are no specific setbacks, maximum coverage limits, or designated public or private roads. Instead, all the lots directly touch each other, and access is managed through easements. These easements serve as driveways, connecting the residential areas. While the main road (Hopyard Fox Hopyard Road) has a more established right-of-way, the golf course's ownership of surrounding land means that a continuous right-of-way is not strictly necessary.

Mr. Brownell asked if there are any questions or comments from the public.

Mr. Ventres, Land Use Administrator, read into the record a letter that he received from the Foxhopyard residents. The letter states that it is required that there be unanimous consent from the residents to adjust lot lines as well as add or delete lots. Mr. Ventres said that they also sent him a portion of the bylaws which he sent

to Attorney Willis for review. He also stated that the Chatham Health Department will be reviewing the plans further, he will have a letter from C.H.D. before the next meeting.

Mr. Pettinelli made a motion to continue PZC#24-14 - Fox Hopyard Golf Club, LLC (applicant & property owner), 1 Hopyard Road (property location). Map 014, Lot 04 & 51. Proposed swimming pool, pool house and pickleball courts; seconded by Mr. Curtin, and the vote passed unanimously.

- **ADJOURNMENT: Mr. Gubbins made a motion to adjourn the meeting at 8:15 P.M. seconded by Mr. Curtin and the vote passed unanimously.**

Respectfully Submitted
Susan Magri