

**PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES**
July 14, 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).
COMMISSION MEMBERS ABSENT: Bernard Gillis (regular member), Ed Gubbins (regular member), Lou Salicrup (regular member), Susan Kinsman (alternate member) and Joe Zaid (alternate member).
OTHERS PRESENT: James Ventres, Land Use Administrator, Rob Smith, First Selectman and Toni Marie Dumaine, Recording Secretary.
- 3. MINUTES:** The June 23, 2020 minutes were accepted as presented.
- 4. BILLS:** East Haddam News: \$185.00 and \$98.00, Suburban Office Supply: \$66.69, Connecticut Federation of Planning & Zoning Agencies annual dues: \$110.00 and Halloran & Sage: \$148.00 and \$74.00.

A motion was made by Mr. Curtin to pay the bills as presented. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.
- 5. DISCUSSION:** None
- 6. ACKNOWLEDGEMENT**
 - A. New – Proposed amendment change to the floating zone regulations for the Planned Recreational Development/Resort Zones. Proposal is to allow more than four units in a building that existed prior to the floating zone application.**

Mr. Ventres referenced a letter he received from Attorney John Bennett, requesting the commission to review the language of their application for the amendment to the floating zone regulation and to request a public hearing for July, 2020.

Mr. Brownell stated a letter will be sent to Attorney Bennett requesting that he meet with the residents of Banner Estates to resolve their differences before a public hearing. Mr. Brownell recommends scheduling a public hearing 65 days from Attorney Bennett's request to allow time for resolution of this contentious matter. Discussion ensued in regard to exactly what the

applicant is requesting that is different from the last time, and what new information will be presented. Mr. Ventres would not speculate on what the applicant is presenting. He stated that he informed Attorney Bennett that communication with the residents of Banner Estates is essential. Mr. Ventres stated that Attorney Bennett indicated that he mailed a packet of pertinent information to all residents of Banner Estates. Mr. Pettinelli stated that the original application for the proposed amendment change to the floating zone regulation is sub-standard; in that it does not address what impact this regulation change has on the town. Mr. Ventres stated the statutory allowance for a scheduled public hearing to change the floating zone regulations for the Planned Recreational Development/Resort Zones is September 8, 2020.

A motion was made by Mr. Curtin to schedule a public hearing for the proposed amendment change to the floating zone regulation for the Planned Recreational Development/Resort Zones on September 8, 2020. The motion was seconded by Mr. Anderson and passed by unanimous vote.

First Selectman Smith presented to Mr. Brownell a pamphlet on municipal meeting procedures for future reference. Discussion ensued in regard to commission members attending other municipal town meetings while following Connecticut COVID 19 protocol. Mr. Brownell asked if there are plans to hold municipal meetings in a gymnasium or auditorium to allow safe distancing for anyone to attend the meetings. First Selectman Smith is investigating options for future town meetings.

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

7. REGULATION REVIEW:

1. Agricultural Regulations – Mr. Ventres read a letter from Chairman Ronald Gross of the Agricultural Commission in response to the revised Agriculture Regulations, February 2020, submitted to him from the Planning & Zoning Commission. The letter states that the Agricultural Commission agrees that the revisions are appropriate with exception to Hobby Farm border offsets. The Agricultural Commission suggests to have less restrictive border offsets for one to two large bodied animals such as horses or cows.

Discussion ensued in regard to setback requirements for a hobby farm. Members of the Planning & Zoning Commission agree to amend the setback requirements to read 75' from the front property line and 40' from the side and rear property lines. Mr. Ventres will send a letter to the Agricultural Commission with the recommendations.

2. Airbnb/VRBO/Short Term Rentals: Mr. Brownell tabled this regulation review until more commission members are present.

3. Affordable Housing in Connecticut: Mr. Brownell tabled this regulation review until more commission members are present.

8. ZEO REPORT:

Mr. Ventres stated he recently issued cease and desist orders to three residents in East Haddam. The violations are referenced in town ordinances 301-3 Parking of Single Trailers and 301-4 Trailer Parks and Campgrounds. Mr. Ventres stated that he tries to meet with residents to create a schedule for violation resolution. He stated he has approximately 60 violations in progress.

Mr. Brownell requested from Mr. Ventres a list of resident names and addresses along with the zoning violations.

Mr. Brownell requested from Mr. Ventres the percentage of the 5-million-dollar open space bond that the Town of East Haddam has spent and the amount that the town has to repay presently.

A motion was made by Mr. Curtin to take a 10-minute recess at 7:50 p.m. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.

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

A. Continued – 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 a letter into the record from Chairman Robert Casner of the East Haddam Economic Development Commission, July 14, 2020. The letter states that the EDC reviewed the application and unanimously recommend approval with the following condition: “We are in full agreement that the setback should be not less than 150 feet for storage units, leaving road frontage for retail”.

There were no other correspondences on this hearing.

Mr. Ventres referenced the East Haddam Zoning Regulation Draft Language 5-page report that was distributed to the commission. Mr. Pettinelli suggests modifying the language of the Self-Storage and Warehouse Regulations to include language from the town of Middlefield’s regulation 05.06.09.02 Excluded Uses and language listed in e, f, g, i, and k. Mr. Pettinelli recommends requiring a vegetated berm or decorative fencing to screen the self-storage units from the road.

Discussion ensued in regard to setback requirements and to vote on the modified language of the East Haddam Self-Storage and Warehouse Regulation at the next P&Z meeting.

Mr. Brownell opened the hearing to the public. There were no comments from the public.

A motion was made by Mr. Curtin to continue this public hearing to July 28, 2020. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.

A motion was made by Mr. Pettinelli to adjourn at 8:15 p.m. The motion was seconded by Mr. Anderson and passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine
Recording Secretary