Lower Connecticut River Valley Council of Governments

145 Dennison Road
Essex, CT 06426
860/581-8554 FAX: 860/581-8543
www.rivercog.org

Chester, Clinton, Cromwell,
Deep River, Durham, East Haddam,
East Hampton, Essex, Haddam,
Killingworth, Lyme, Middlefield,
Middletown, Old Lyme,
Old Saybrook, Portland, Westbrook

LOWER CONNECTICUT RIVER VALLEY REGIONAL PLANNING COMMISSION

APPROVED MINUTES OF REGULAR MEETING

March 24, 2014

Members:

Chester:	Sally Murray *
Clinton:	Alan Kravitz *
	Rodney Kirouac *
Cromwell:	Alice Kelly *
Deep River:	Bruce Edgerton
Durham:	Frank DeFelice *
	Joe Pasquale *
East Haddam:	Crary Brownell
	Lou Salicrup
East Hampton:	Meg Wright
Essex:	Frank Hall *
	Alan Kerr *
Haddam:	Stasia DeMichele
	Raul deBrigard * (7:25)
Killingworth:	James K. O'Brien *
	Stephanie Warren *
Lyme:	David Tiffany
	Phyllis Ross * (7:10)
Middlefield:	Robert Johnson
Middletown:	Beth Emery *
	Molly Salafia
Old Lyme:	Harold Thompson
Old Saybrook:	Kenneth Soudan
	Karen Jo Marcolini *
Portland:	Christian Rubenbauer *
Westbrook:	Bill Neale *
	Marie Farrell *

Staff Present:

Linda Krause
Judy Snyder
Torrance Downes

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* Members Present

1. CALL TO ORDER

Chairman DeFelice called the meeting to order at 7:03 p.m.

2. ROLL CALL

The members introduced themselves and attendance was taken. Alice Kelly, a new representative from the town of Cromwell was introduced. She is the Chairman of the Cromwell Planning and Zoning Commission and will be the Cromwell member.

3. SEATING OF ALTERNATES

Alternate Karen Jo Marcolini was seated for Old Saybrook member Ken Soudan.

4. AMENDMENTS TO AGENDA

There were no amendments to the agenda.

5. APPROVAL OF AGENDA

Upon motion of Sally Murray, seconded by Alan Kravitz, it was unanimously voted to approve the agenda.

6. PUBLIC SESSION

Frank DeFelice asked if anyone from the public wished to speak. There was no one at this time.

7. APPROVAL OF FEBRUARY 24th, 2014 MINUTES

Upon motion of Sally Murray, seconded by Bill Neale, it was unanimously voted to approve the February 24, 2014 minutes.

8. REFERRALS

a. East Haddam – Amendment to Agricultural Regulations

Torrance Downes presented the East Haddam referral to amend the regulations concerning the definitions for "Farm", "Farm Stand", "Agriculture" and "Accessory Uses to Agriculture"

Upon motion of Alan Kravitz, seconded by Bill Neale, it was unanimously voted to notify the town of East Haddam that there will be no intermunicipal impact, however recommendations

from the members were that standards for special exception such as outside lighting, noise control, and traffic impact should be included.

b. Berlin – Zoning Text Amendment

Torrance Downes presented the Berlin referral for a proposed new subsection "o", Special Use District "POR" (Planned Office Residential District). Although this is within 500' of the Cromwell and Middletown boundaries there will be no impact to those towns.

Upon motion of Sally Murray, seconded by Alan Kravitz, it was voted to notify the town of Berlin that there will be no significant intermunicipal impact.

Christian Rubenbauer abstained from voting.

c. Rocky Hill – Zoning Text Amendment

Torrance Downes presented the Rocky Hill referral to allow a temporary structure of 200 square feet or less on a residentially zoned property for not more than to 6 months in a 12 month period and to revise the definition of commercial vehicles.

Upon motion of Bill Neale, seconded by Christian Rubenbauer, it was unanimously voted to notify the town of Rocky Hill that the proposals will have no adverse intermunicipal impact and that they are consistent with the state definitions for commercial vehicles.

d. Portland – Zoning Text Amendment

Torrance Downes presented the proposed revisions, largely editorial (housekeeping), to the Portland Zoning Regulations.

Christian Rubenbauer stated that Portland Town Planner Deanne Rhodes did a wonderful job editing the regulations.

Upon motion of Alan Kravitz, seconded by Sally Murray, it was unanimously voted to notify the town of Portland that the proposed revisions are not of regional significance.

9. POCD DISCUSSION and MUNICIPAL PLANNING COMMISSION VISITS

Frank DeFelice stated that Linda Krause was present at the March 19th Durham Planning and Zoning Commission workshop to discuss the regional plan of conservation and development and the issues town residents and board members would like to see incorporated into the plan. Mr. DeFelice said that they started with the list of 12 questions, but due to the length of discussion all questions were not answered. Participates were asked to write down their comments then those

ideas would be placed on a spreadsheet and used by the RPC for comparison with other towns. It's possible that other towns have the same concerns and a regional solution could be used. The topic that concerned many of the Durham residents was the amount of traffic on Route 17 (Main Street). It is difficult to have a walkable community when the traffic volume is heavy and the sidewalks are in dire need of repair. Christian Rubenbauer stated that Portland has the same problem and it is difficult to slow the traffic down going through village centers in these towns. Mr. DeFelice said that energy was another popular topic along with the lack of a grocery store in town.

10. MISCELLANEOUS

Linda Krause distributed a memo in which Bruce Hyde will conduct a land use academy training and workshop in April at the Middlesex County Extension Center in Haddam. After much discussion the members decided that a revised outline of a regional planning workshop would be more useful to the towns. This issue will be discussed at the April meeting and possibly scheduled in May.

Frank DeFelice mentioned that the bill addressed in Section 3-90 of Public Act 13-247 repealing the option of the COGs to establish and utilize a regional planning commission to carry out the planning duties and responsibilities.

Ms. Krause stated that she has spoken to Representative Jason Rejas.

11. ADJOURNMENT

Upon motion of Bill Neale, seconded by Alan Kravitz, it was unanimously voted to adjourn the meeting at 9:12 p.m.

Respectfully submitted,

Judith Snyder
Recording Secretary