

**Connecticut River Estuary Regional Planning Agency**  
**April 3, 2006**

Attendance:

Chester: Steve Williams  
Clinton:  
Deep River: Bruce Edgerton  
Essex: Carla Feroni  
Killingworth: Jere Adametz, Pat Smulders  
Lyme: Frank Skwarek, Ning Rich  
Old Lyme: Jane Marsh  
Old Saybrook:  
Westbrook: Doris Sanstrom  
Staff: Linda Krause, J. H. Torrance Downes, Wini Olson

- I.** Chairman Bruce Edgerton called the meeting to order at 7:32 PM in the CRERPA Conference Space at 455 Boston Post Road, Old Saybrook, CT. 06475.

Bruce spoke of the loss of Alan Bayreuther. As part of the tribute he asked for a moment of silence in Alan's honor  
Linda reported that she went to the memorial service in Old Lyme on Saturday and signed herself as representing both CRERPA and the Gateway Commission. Linda was sad to report that Brett Renfrew, who was appointed on Friday to represent the Clinton Selectmen on the CRERPA board, was killed Saturday night in a one car accident.

**II. Minutes**

Ning Rich moved that the minutes of the March 6 meeting be approved as circulated. The motion was seconded by Steve Williams and unanimously approved.

**III. Correspondence**

A. Connecticut River Watershed Council

Linda circulated a copy of the Connecticut River Watershed Council newsletter that featured a picture of the Pumpkin Flood.

**IV. Reports**

A. Treasurer

Linda distributed copies of the Treasurer's report. Linda reported that the 2005-2006 assessment has been received from Westbrook. There is currently \$62,000 in outstanding receivables. There are three months left in this fiscal year. It appears that there is money enough to meet expenses for the rest of the year. The staff has been instructed to concentrate on transportation projects to complete the funding requirements.

Linda reported that there is an effort to increase the State Grant in Aid to all Regional Planning Organizations and to reinstate the State Planning Department.

Steve Williams moved to accept the Treasurer's report as presented. The motion was seconded by Jane Marsh and unanimously approved.

B. Transportation

Doris Sanstrom reported that the ETD is sad to have lost Ning Rich as a member. The new delegate from Old Lyme shows great enthusiasm and promise. The new representative from Deep River seems to be very knowledgeable. Jean Davies has asked to be replaced as the Chester representative to the Transit District.

D. Referrals

J. H. Torrance Downes announced that three referrals pertain to regulatory matters. The fourth referral is a subdivision on the Essex/Old Saybrook town line.

1. Deep River

A private party has asked that the definition of a structure footprint be changed and that the calculation of impervious surfaces be changed in the center of town.

The impervious surface change would not be within 500' of another town. The change in the calculation of a building footprint would affect the entire town. The current definition is similar to other towns. The request is have canopies, porches etc excluded from the calculation.

2. Deep River

The Planning and Zoning Commission is proposing seven changes. Only three would affect property near town lines. They include:

a. Definition of a structure would include fences that are six feet high rather than the current five feet.

b. Performance standards would be strengthened and made more extensive. The new standards are very similar to those used in Old Saybrook.

c. Add the definition of a "developed area" to the Gateway regulations as recommended by the Gateway Commission.

3. Westbrook

The Zoning Commission seeks to provide a mechanism to extend the time limit for the completion of conservation subdivisions.

The Commission would also like to modify the conservation subdivision Special Permits.

4. Essex Highland

Essex Highland is a proposed ten lot subdivision at the end of Trube Road in Essex. The proposal contains an extensive parcel of Open Space that borders on Old Saybrook.

Chairman Edgerton asked that each proposal be considered separately. He moved that on the first proposal the Agency should recommend that the Commission retain the current definition of a building footprint. The motion was seconded by Ning Rich. It was agreed that

canopies etc. could be subject to Special Exception if a problem is perceived. The motion was approved. Jane Marsh abstained from the vote and the discussion since she serves as Town Attorney and could be asked to review contracts.

On the second Deep River referral, Ning Rich moved that CRERPA find no inter-municipal concerns. Six feet is a common height for the definition of a fence. The performance standards are typical of neighboring towns and the neighboring towns are being asked to adopt the same definition of a developed area. The motion was seconded by Pat Smulders and unanimously approved.

Ning Rich also moved to approve the extension of the time limit for the completion of conservation subdivisions but asked the Westbrook Zoning Commission for clarification of the request for “modifications” to the Special Permits. The motion was seconded by Doris Sanstrom and unanimously approved.

Pat Smulders moved that the Essex Highlands Subdivision should not create any inter-municipal problems. Concern was expressed that no access is shown to the reserved open space. Access should be available from Essex. The motion was seconded by Ning Rich and unanimously approved.

E. Gateway  
Chester

Linda reported that the Gateway Commission is pursuing the appeal of the Chester ZBA decision.

2. Old Saybrook

The Commission was informed that the DEP is issuing an order to remove a gabion wall and associated fill in Old Saybrook. Since it does disturb the “natural and traditional view”, the Gateway Commission will seek intervener status to assist the DEP in the case.

3. Riparian Inventory

Linda noted that Judy and Margot are resuming work on the riparian buffer inventory.

V. **Old Business**

A. Docks

Linda noted that Torrance has completed Phase I and Phase II of the Dock Study and has initiated Standards for Docks. On April 13, the Town of Deep River will reconsider establishing a Harbor Management Commission. She asked if the Agency would care to recommend that such a commission be established.

Steve Williams moved that J.H. Torrance Downes be instructed to write a letter to the appropriate parties endorsing the establishment of a Harbor Commission in the Town of Deep River. The motion was seconded by Ning Rich and unanimously approved.

B. Chester

Linda reported that she, Torrance and Jean Davies met with the Chester Planning and Zoning Commission. They are to bring a proposal for working on the Chester Plan of Conservation and Development to the next meeting.

C. State Planning

Linda reported that “there is a push to beef up State Planning” in OPM. She has been invited to serve on a Landscape Stewardship steering committee for DEP and encouraged to find that both departments are considering the subject at the same time.

**VI. New Business**

There was no new business.

**VII. Other Business**

A. Hamburg Cove

Ning Rich asked if members are aware that Gary Reynolds has applied to the Army Corps of Engineers for permission to dredge Hamburg Cove and to build docks for 32 more boats.

B. Madison referral

Steve Williams asked what comment South Central RPO had made in reference to the possible effect of the Madison referral on Durham. Torrance will ask.

The meeting was adjourned at 9:00 PM

Respectfully submitted,

W. T. Olson, Clerk