

CONNECTICUT RIVER GATEWAY COMMISSION

REGULAR MEETING MINUTES

June 28, 2018

Present/Absent: [Excused absence (E); Unexcused absence (U)]

Chester:	Margaret (Peggy) Wilson, Errol Horner
Deep River:	Nancy Fischbach (E), Kate Cotton
East Haddam:	Harvey Thomas(E), Crary Brownell (E)
Essex:	Claire Mathews, Mary Ann Pleva
Fenwick:	Fran Adams, Borough Warden
Haddam:	Susan Bement, Vacancy
Lyme:	J. Melvin Woody, Wendy Hill
Old Lyme:	Peter Cable, Suzanne Thompson (E)
Old Saybrook:	Bill Webb, Vacancy
Regional Rep:	Raul Debrigard
DEEP:	David Blatt
Staff:	None present.
Guests:	Duo Dickinson, Architect; Roy Hubbard, ReadCo.

Call to Order

Chairman **Woody** called the regular meeting of the Connecticut River Gateway Commission to order at RiverCOG offices located at 145 Dennison Road, Essex at 7:39pm.

Approval of 5/24/18 Regular Meeting Minutes

Revisions to minutes offered by **Woody** and **Webb**. Motion to accept minutes as revised by **Wilson**, seconded by **Mathews**, passed unanimously with **Cable** abstaining.

Treasurers Report

Wilson presented a budget for the FY19 (attached), which is proposed to be the same as the FY 2018 budget.

Proposed budget accepted with motion by **Mathews**, seconded by **Webb**. Passed unanimously.

Staffing bill to be approved, motion to approve by **Debrigard**, seconded by **Hill**. Passed unanimously.

Correspondence/Staff Report

- Lech Residential Dwelling Review Lyme ZEO Gigliotti and Downes met with Architect Duo Dickinson for an hour and a half shortly after the 5/24/18 meeting. Discussion included the nonconforming height and the need for correcting that noncompliance, existing a proposed tree cover, the need for more views of what the completed structure will look like with reference to how much the retained tree cover will hide the structure. Three model views are provided. Dickinson was asked his thoughts about whether or not the design of the structure was “traditional” in the sense of design aesthetics in the Lower CT River Valley. A similar discussion may ensue during the Commission’s discussion with Dickinson on June 28th. Downes asked for views from numerous other locations including from the hillside across the cove, hillside location up and downstream from directly across, views from the water both down- stream and upstream. The concern is that where the structure may be somewhat hidden from view from a few “choice” spots. Following the meeting, Dickinson proposed to modify plans and requested an additional review, which took place on Friday, June 22, 2018. It is likely that the structure will meet all measurement regulations (e.g. coverage, setbacks and height). The question will likely be whether or not the project is interpreted as being consistent with the Gateway standards included in the zoning regulations regarding more subjective aesthetic considerations. Note that there is no application currently before the Lyme P&Z. Members should ask detailed questions about tree cover and proposed schedule of an application. NOTE that you will have a copy of the draft standards to use in your discussion. The aesthetic standards are not proposed for change in the draft, so you won’t be using unadopted standards. **Members asked to send “objections” to Downes for compiling and presentation at 7/26/18 meeting.**
- Report on Essex Zoning Regulations. Mathews is participating in the Essex Zoning Commission open hearings on the new Zoning Regulations book (Red book). She reported that a committee headed by Al Wolfgram developed the new Red book

over the course of the last year. It currently has Gateway's 1992 Standards in it. At the Zoning Commission's July 16, 2018 hearing, Section III (which is the section of the Red book that contains the Standards) will come up for review.

Joe Budrow, ZEO, in separate conversations with Downes and Matthews, said that at the July 16th hearing, the Zoning Commission would accept the section with the 1992 Standards with the caveat that when the 2018 Standards are ready they will be inserted into the book in place of the 1992 Standards. After all sections of the Red book have been addressed at public hearings, the Zoning Commission takes one vote on the whole book. Since the 2018 Standards will not be ready for the July 16th meeting, Downes and Matthews plan to be present to answer any questions the Commission might have.

- Hope Partnership, Old Lyme off Route 156. Graybill Properties, the owner of the property upon which the affordable housing development is proposed, and the adjacent properties extending down to the riverfront, have provided a 50 foot conservation restriction at the top of the ridge to buffer the view of the very top of the westernmost structures, should the application be approved. The restriction will create the visual buffer needed to hide any development near the ridgetop from view from the river or from across the river in Old Saybrook.
- Letter of Support for BUILD Grant to install sidewalk approaches and a cantilevered walkway across the Goodspeed Bridge. The staff of the Towns of Haddam and East Haddam requested that Gateway provide a letter of support for the grant application to acquire funds to connect the two towns with a walkway across the Goodspeed Bridge. The letter has been drafted and will be provided for discussion by Peter Cable, who will be acting as "staff" during your June 28th meeting next week. **Proposed draft approved for sending by consensus of Commission. Motion by Hill, seconded by Blatt, passed unanimously.**

Staff Actions

Downes briefly described a small development project on Camp Bethel Road in Haddam above the Goodspeed Bridge and a proposed modification to the Special Permit that authorized the construction of the Valley Railroad depot at Deep River Town Landing. Parking upgrades with some new lighting to allow additional parking. Valley RR is interested in allowing people to access the cruise boat via car in addition to via the train. Consensus was the proposed changes had no negative impact on the "natural and traditional river scene" in that the improvements are largely unseen from the river.

Committees Reports

Land Committee. No report of significance.

Governance Committee. Motion to approve revised Gateway standards, dated June 24, 2018 by **DeBrigard**, seconded by **Mathews**, passed unanimously.

Motion to task Downes with Executive Committee to set hearing date for adoption of revised standards by **Mathews**, seconded by **Debrigard**, passed unanimously.

Public Outreach Committee. No report of significance.

Old Business:

None to report.

New Business:

None to report.

Adjournment: Motion to adjourn by **Wilson**, seconded by **Webb**, passed unanimously. 9:55pm

Proposed 2019 Budget

General Fund Expenses	FY 2016	FY 2017	Proposed FY 2018	Change
RiverCOG Staffing	23,000	23,000	28,000	+21.74%
Contract Services	1,500	1,500	1,000	-33.33%
Investment Fees	14,000	12,000	12,000	0%
Accounting Services	1,000	2,500	5,500	+120%
Dues	700	700	700	0%
Contributions	2,500	2,500	2,500	0%
Legal Fees/Misc.	3,000	3,000	1,000	-66.67%
Outreach	1,000	1,000	1,000	0%
River Trip	2,000	2,000	2,000	0%
Total	48,700	48,200	53,700	+11.41%