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 Matthews, passed unanimously with Cable abstaining.

**Treasurer's 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 Matthews, 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**  
Matthews 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

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