EAST HADDAM PLANNING AND ZONING COMMISSION

MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2

AGENDA

REGULAR MEETING
AMENDED AGENDA
September 12, 2023

7:15 pm

Crary Brownell, Chairman
James Curtin, Vice Chairman
Richard Pettinelli, Secretary
Justin Anderson
Bernard Gillis
Ed Gubbins
Louis Salicrup
Susan Kinsman, Alternate
Deborah Langdon, Alternate
Toni Dumaine, Alternate

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **MINUTES**
4. **BILLS**
5. **ACKNOWLEDGEMENT**

   A. **Application #23-11 –** 25 Falls Road (property location), Goodspeed Realty LLC (property owner), Andrew Payne & Joanne Gamble, Moodus Mud Coffee Roasters, LLC (applicants). Special Exception Application for a coffee roastery, coffee café and mobile food truck. Map 065, Lot 047.

6. **HOME OCCUPATIONS**
7. **DISCUSSION**

   A. **Update of adopted Gateway Standards**

   B. **Farm Stands verses Farm Stores**

   C. **Electronic Message Display Signs**

8. **PUBLIC HEARING – 8:00 p.m.**

   A) **Application #23-09 –** 60 Smith Road (property location), Smith Farm Gardens, Margaret Winkley (applicant & property owner). Special Exception Application for additional events and garden cottage. Map 049, Lot011.

9. **LANDUSE ADMINISTRATOR REPORTS**
10. **ADJOURNMENT**

The public may also view the public hearing on YouTube Live at the following link:https://www.youtube.com/channel/UCLZq-CmatoKY6FW829c6mBA?view_as=subscriberYou can view supporting documents on the official East Haddam web page, www.easthaddam.org, go to the calendar on the bottom right corner, click the meeting date, and open the appropriate application. Questions or comments before the meeting or during the meeting can be sent to the following email: jventres@easthaddam.org