EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2
AGENDA

REGULAR MEETING AGENDA

April 23, 2024

7:15 pm

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

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

    A. **PZC#24-11 - 423 East Haddam Moodus Road (property location), Brownell Properties, LLC (applicant & property owner). Map 064, Lot 049. Special exemption review for multiple uses in former factory /office building.**

    B. **PZC#24-12 – CT River Dock Road (property location), Goodspeed Opera House (applicant & property owner). Map 017, Lot 093. Entertainment tent on lawn south of the building.**

6. **HOME OCCUPATION APPLICATIONS**
7. **SITE PLAN REVIEW**

    A. **PZC#24-04 – 191 East Shore Drive (property location), David Blumenkratz (applicant & property owner). Map 080, Lot 396. Site plan review, new residential home.**

8. PUBLIC HEARINGS – 7:45 p.m.

A. PZC #24-04 – 42 Hemlock Valley Road Extension (property location), Paul & Lisa Newton (applicant & property owners). Map 002, Lot 043. Proposed Subdivision.

First Date: March 26, 2024 Last Date: May 01, 2024

B. PZC#24-05 - Proposed Revisions of the Zoning Regulations

1. **Revision to Regulations to reflect changes to the Gateway Standards in Section 5 Definitions and Section 9.10 Conservation Zone.**
2. **Revisions to the Regulations pertaining to Child Day Care to reflect changes in the Connecticut General Statutes.**
3. **Revisions to the Commercial Cutting of Timber Regulations – Section 20 to reflect changes in the Connecticut General Statutes.**
4. **Revision to the time limits of a Special Exception approval to reflect changes to the Connecticut General Statutes.**
5. **Revisions to the regulations pertaining to certified mailings versus certificate of mailing requirements when notice is given to abutters.**
6. **Revisions to the Agricultural Regulations – Section 30 to allow farm stores, farm markets, breweries, wineries, and accessory uses on the farm.**

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: jamesventres@easthaddam.org