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

REGULAR MEETING AGENDA - Revised

October 14, 2025
7:15 pm

Crary Brownell, Chairman

James Curtin, Vice Chairman

Richard Pettinelli, Secretary

Bernard Gillis

Deborah Langdon

Toni Dumaine

Susan Kinsman

1. **CALL TO ORDER**

2. **ATTENDANCE**

3. **MINUTES**

4. **BILLS**

5. **ACKNOWLEDGEMENT**

   A. **Application PZC #25-17 416 East Haddam – Moodus Road (property location) Shanani Inc (applicant & property owner) Map 64, Lot 64 Reconstruction of an existing gas station / convenience store with a drive-through window.**

   First Date: October 14, 2025 Last Date: December 17, 2025

   B. **Application PZC #25-18 440 Town Street (property location – East Haddam Firehouse) Town of East Haddam (applicant & property owner) CGS 8-24 Review of a proposed replacement of an existing tower with a 150-foot monopole emergency services tower. Map 37, Lot 66**

   First Date: October 14, 2025 Last Date: December 17, 2025

6. **SITE PLAN REVIEW**

   A. **Application PZC #25-15 White Sands Road (property location), David Burr (applicant & property owner). Map 066, Lot 227, 228, 229, 230. Proposed new residential home.**

   First Date: September 23, 2025 Last Date: November 26, 2025

7. **8-24 Review of two Open Space Projects**

   A. **Sprecher Property Exchange – Shanagan Road**

   B. **Purchase of the Dale King Property – 10.262 acres on Sheepskin Hollow Road**

8. **DISCUSSION**

   A. **Moodus Master Plan**

   Town of East Haddam Reconstruct culverts on Beebe Road. Designated Scenic Road

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: James.Ventres@easthaddam.org