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

REGULAR MEETING AGENDA

October 28, 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. **Home Occupation Application**

   A. **Application PZC #25-19 257 Tater Hill Road (property location), Caitlin Taylor (applicant & property owner). Map 031, Lot 065. Proposed home occupation for home office / architectural consulting & design.**

6. **PUBLIC HEARING**

   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 28, 2025 Last Date: December 1, 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 28, 2025 Last Date: December 1, 2025

7. **DISCUSSION**

   A. **Moodus Master Plan – Regulation Review**

   B. **East Haddam Land Trust – CT DEEP Trails Grant endorsement – Golet Farm Preserve**

8. **LANDUSE ADMINISTRATOR REPORTS**

9. **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