EAST HADDAM PLANNING AND ZONING COMMISSION

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

REGULAR MEETING AGENDA

AMENDED (to include Section 5 – Item 2)

May 11, 2021

7:15 pm

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

1. **CALL TO ORDER**

2. **ATTENDANCE**

3. **MINUTES**

4. **BILLS**

5. **ACKNOWLEDGEMENT**

    1. **New - #21-08 – 15 Lumberyard Road, East Haddam Business Association (applicant), New England Airport Association, LLC (owner), Special Exception Review for "Celebrate East Haddam 2021 Event". Assessor's Map 17, Lot 69.**
    First Date: May 11, 2021 Last Date: July 14, 2021

    2. **New - #20-09 – 65 Honey Hill Road, Jennifer Morgan, Special Exception Review – Section 8.1.4 splitting a lot with 2 existing dwellings. Assessor's Map 04, Lot 35**
    First Date: May 11, 2021 Last Date: July 14, 2021

6. **REGULATION REVIEW**

    1. **Agricultural Regulations – Proposed New Section 29**
    2. **Seasonal to Year-Round Conversion - Section 24**
    3. **Customary Home Occupations – Section 27**

7. **ZEO REPORT**

8. **DISCUSSION**

    1. **Moodus Center Regulation & Mapping Review**

9. **PUBLIC HEARING**

    1. **New - #21-05 – 38 Wm. F. Palmer Road, Dutch Investments LLC, Special Exception Review to construct a 40' X 42' addition to a commercial building. Assessor's Map 65, Lot 139.**
    First Date: May 11, 2021 Last Date: June 14, 2021

2. **New - #21-07 – 6 Main Street, Goodspeed Opera House, Special Exception Review for a temporary event tent to be erected in the lower parking lot. Assessor's Map 17, Lot 93.**
   First Date: May 11, 2021 Last Date: June 14, 2021

10. **ADJOURNMENT**

Physical attendance at this meeting will be limited to 25 people including commission members, applicants, staff, and members of the public. Commission members, applicants, and staff total 15 which allows for 10 members of the public to attend in person. In order to attend this meeting in person you must RSVP to Nancy Talbot in the Land Use Office at 860-873-5031 by 6:00pm on Tuesday, May 11, 2021. These spots will be filled on a first come first serve basis via the RSVP process.

The public may also view the public hearing on YouTube Live at the following link:

https://www.youtube.com/channel/UCLZq-CmatoKY6FW829c6mBA?view_as=subscriber

You 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 via to the following email:

jventres@easthaddam.org