**EAST HADDAM PLANNING AND ZONING COMMISSION**

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

**REGULAR MEETING AGENDA**

**Revised – Added 5.1**

**July 27, 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. **25 Falls Road, Garrett Homes (Applicant), Goodspeed Realty (Owner), 2 Lot Sub-Division. Assessor's Map 65, Lot 47.**
   **First Date: July 27, 2021 Last Date: Septembe5 29, 2021**
6. **SITE PLAN REVIEW**
   1. **#21-10 – 1 Banner Road, The Lofts at Black Birch LLC, Site Plan Review for Redevelopment of an existing community center building into a multifamily community with 20 one-bedroom apartment homes. Application made under Connecticut General Statutes 8-30g – Affordable Housing Statutes and Zoning Regulations 14A - Site Plan Review – Please note this is not a public hearing. Assessor's Map 73, Lot 32**

   **First Date: July 13, 2021 Last Date: September 15, 2021**
7. **REGULATION REVIEW**
   1. **Agricultural Regulations – Proposed New Section 29**
   2. **Seasonal to Year-Round Conversion - Section 24**
   3. **Customary Home Occupations – Section 27**
   4. **Moodus Center Regulation & Mapping Review**
   5. **Accessory Unit regulations**
8. **ZEO REPORT – Minor property transfer of property from the Town of East Haddam to the State of Ct DOT. Route 82 / 1 Main Street – Rehabilitation of the Swing Bridge No. 01138 over the Connecticut River**
9. **PUBLIC HEARING 8 pm**
   1. **Application #21-09 – Connecticut General Statutes 8-24 Review – Potential Sale of the former Town Office Site. 1 & 7 Main Street, Assessor's Map 17, Lots 1 & 2**

**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=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 to the following email: jventres@easthaddam.org**