East Haddam Planning and Zoning Commission
Land Use Office

Regular Meeting Minutes
January 13, 2026

1. CALL TO ORDER: Chairman Brownell called the meeting to order at 7:15 pm.

2. COMMISSIONERS PRESENT: Crary Brownell (Chairman), James Curtin (Vice Chairman), Richard Pettinelli (Secretary), Bernard Gillis, Debbie Langdon, Maureen Pierson, D. Duncan Orr Alt, Eric Chamberland Alt, Gary Turenne Alt.

   COMMISSION MEMBERS ABSENT: Susan Kinsman, Eric Chamberlain

   Mr. Brownell appointed Gary Turenne to vote in Ms. Kinsman's place.

   OTHERS PRESENT: Jim Ventres

3. Election of commission members:

   Mr. Brownell appointed Richard Pettinelli to be secretary, seconded by Mr. Gillis. No other nominations were made. The commission voted unanimously to appoint Richard Pettinelli as secretary.

   Mr. Brownell nominated James Curtin to be Vice Chairman, seconded by Mr. Pettinelli. No other nominations were made. The commission voted unanimously to appoint James Curtin as Vice Chairman.

   James Curtin nominated Crary Brownell to be Chairman, seconded by Deborah Langdon. No other nominations were made. The commission voted unanimously to appoint Crary Brownell as chairman.

   Discussion noted the need to clarify bylaws regarding:

- Whether alternates may vote for officers.
- Whether officers must be regular members.
- Mr. Ventres noted for bylaws review is to be placed on the February agenda.

4. MINUTES - The December 9, 2025, minutes were accepted as amended.

   - Second page- Section 6, last sentence edit to "Mr. Pettinelli"
   - Section 7A. third paragraph, edit second to last sentence "two-thirds of the residents of the proposed district"

   Mr. Brownell instructed the minutes be filed as amended.

5. DISCUSSION

Moodus Master Plan- Regulation Review: Mr. Nichols Baker read prepared comments pertaining to potential regulation changes in the Moodus Village. Mr. Brownell noted that the comment be disregarded by the commission since it also included testimony about the gas station application in which a public hearing has been scheduled in two weeks.

6. PUBLIC HEARING

A. Application PZC #25-19 531 Mt. Parnassus Road, Gregory & Holley Collock (Property Owners) proposed re-subdivision of an interior lot creating one lot of 1.299 acres and a second lot of 2.981 acres.

Regulatory approvals were received from Inland Wetlands Commission, Zoning Board of Appeals, and Chatham Health District. The Zoning Board of Appeals determined that the subdivision would not change the character of the neighborhood considering the dwellings were existing and next to three existing single-family homes all on one acre each. Chatham Health approved the plans based on the two existing structures meet the requirements of the public health. The commission questioned if this decision would lead to a precedent for future subdivisions. Mr. Ventres explained that the application would need to go in front of the Zoning Board of Appeals for variances.

A motion was made by Mr. Curtin to close the public hearing, second by Mr. Gillis, motion carried by unanimous vote. Motion approved unanimously.

A. A motion was made by Mr. Curtin to approve Application PZC #25-19 531 Mt. Parnassus Road, Gregory & Holley Collock (Property Owners) proposed re-subdivision of an interior lot creating one lot of 1.299 acres and a second lot of 2.981 acres. Approved with the condition that common driveway maintenance agreement be filed with the final mylar, and that the commission concurs with the Zoning Board of Appeals decision that the new lot would not change the character of the neighborhood.

2. LAND USE ADMINISTRATOR REPORT

Mr. Ventres provided an update on a grant with CT DOT resiliency grant focused on stormwater management. The proposed grant includes funding for detailed engineering to create a shovel-ready project, to remove the rehearsal hall on Norwich Road and replace the bridge on Creamery Road

3. ADJOURNMENT

A motion was made by Mr. Pettinelli to adjourn at 9:45pm. The motion was seconded by Ms. Longan and unanimously approved.

Respectfully submitted,
Enerida Ademi
Land Use Administrative Assistant