East Haddam Planning and Zoning Commission
Land Use Office

Regular Meeting Minutes
March 10, 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, Susan Kinsman, Maureen Pierson, Debbie Langdon, Eric Chamberland, D. Duncan Orr, and Gary Turenne.

   COMMISSION MEMBERS ABSENT: None

   OTHERS PRESENT: James Ventres LUA

3. MINUTES – **Chairman Brownell asked that January 27th and February 10th minutes be tabled to the next meeting.**

4. BILLS – Halloran & Sage $490 and NLJ Associates $923.61 – both review of the Shahani Inc Gas Station project.

   A motion was made by Mr. Curtin to pay the bills as presented. Seconded by Mr. Pettinelli and unanimously approved.

5. APPLICATIONS

   A. Application #26-1 44 Wm F Palmer Rd, Map 65, Lot 138, East Haddam Fire Department, construction for new firehouse and demolition of existing.

      The commission members asked why this application was before them since it has not been approved by the public yet. They requested that the commission's attorney give them directions on the proper process to take.

      A motion was made by Mr. Curtin to table until this goes to a town vote. Seconded by Ms. Kinsman and unanimously approved.

   B. Request for a Special Exception Extension – Rae Palmer Road, Greg McKenna – extension for construction of a commercial building.

      Mr. Ventres noted that the five year approval window was almost over, and the owner is requesting an additional five years as allowed by the Connecticut General Statutes.

      A motion was made by Mr. Gillis to approve the request. Seconded by Mr. Curtin and unanimously approved.

6. DISCUSSION

A. Planning and Zoning Commission Bylaws Review

Mr. Ventres noted there was uncertainty with the wording under election of officers. Section 3 states "A candidate receiving a majority vote from the entire membership." Does that mean seated members or all members including alternates? Mr. Curtin noted all members did not make sense. It could lead to a five-to-five vote. All agreed the word "seated" made more sense.

A motion was made by Mr. Pettinelli to approve the amendment. Seconded by Ms. Kinsman and unanimously approved.

B. Housing Bill 8002 Review

Mr. Ventres said that the three-part series from the CT Mirror on House Bill 8002 was made available for each commission member. He advised everyone to read it since it probably was the most complete review out there. He also distributed recent income level sheets for the town of East Haddam. It was agreed that the commission should come back to the March 24th meeting to be prepared to discuss the Affordable Housing Bill and how it applies to East Haddam.

C. Moodus Master Plan – Regulation Review

The commission briefly discussed the draft regulations for Moodus Center. Some felt that less subzones would be easier to follow. Mr. Ventres said he would send the draft maps and table of uses sheet with the minutes.

Mr. Brownell asked Mr. Curtin about the East Haddam Village Project. Mr. Curtin noted that the consultant has asked to go back with some of the traffic recommendations. He said they will be holding a public information session soon. Mr. Curtin also recommended the commission review the existing East Haddam Village regulations.

Mr. Brownell asked Ms. Langdon if she had any updates on listing historic structures or scenic roads. Ms. Langdon said she had a short list of roads and will forward the list and criteria. She was thinking of Daniels Road.

7. LAND USE ADMINISTRATOR REPORT

Mr. Ventres had nothing else to add.

8. ADJOURNMENT

A motion was made by Mr. Curtin to adjourn at 8:16 pm. The motion was seconded by Mr. Pettinelli and unanimously approved.

Respectfully submitted,
Lori Olson
Recording Secretary