

**PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
SEPTEMBER 8, 2020
(Not yet approved by the Commission)**

There is access to this meeting via a YouTube Live link from the Town's website:
www.easthaddam.org

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

2. COMMISSIONERS PRESENT: Crary Brownell (Chairman), James Curtin (Vice Chairman), Richard Pettinelli (Secretary), Justin Anderson (regular member), Bernard Gillis (regular member), Ed Gubbins (regular member), and Susan Kinsman (alternate member)

COMMISSION MEMBERS ABSENT: Lou Salicrup (regular member), and Joe Zaid (alternate member).

Mr. Brownell appointed Ms. Kinsman to vote for Mr. Salicrup.

OTHERS PRESENT: James Ventres, Land Use Administrator and Toni Marie Dumaine, Recording Secretary.

3. MINUTES: Accepted as presented.

4. BILLS: None.

5. REGULATION REVIEW

Mr. Ventres distributed an outline with attachments for the 2020 Regulation Review of the 2016 East Haddam Zoning Regulations. He would like the commission to review the proposed changes for discussion at their next meeting. The following is a list of regulation sections and page numbers for the proposed changes:

- 1. Agricultural Regulations** – Mr. Ventres stated that the Agricultural Commission did not hold a meeting in August. He will contact Chairman Ronald Gross of the Agricultural Commission to inquire about the revised Agriculture Regulations, February 2020, submitted to him from the Planning & Zoning commission.
- 2. Minimum Square footage Requirements for Living Units** - Mr. Ventres referenced an email from Attorney Branse of August 24, 2020 in regard to zoning minimums of the square footage allowed per housing unit. Attorney Branse stated that the Health Code has specific requirements for bedroom size, ventilation, etc., and the Building and Fire Codes also have requirements for egress etc., but nothing is required under zoning. The

proposed changes are hi-lighted in yellow for the following: Section 10.6 – page 55, Section 10.2.3.2a.2 – page 58, Section 10.5.5 – page 61, Section 17.4.6.2 – page 102, Section 17.5.6.2 – page 103, Section 17.6.6.2b – page 104, Section 17.7.6.2 & Section 17.7.6.3 – page 106, Section 24.1.2 – page 143.

3. **Section 8 – Conformance and Non-Conformance. Remove abandonment clauses, and revise to match statutes for site plan review time limits.** The proposed changes are hi-lighted in yellow for the following: Section 8.2.2 – page 30, Section 8.2.4 – page 30, Section 8.3.2 – page 31, Section 8.5 – page 31.
4. **Section 2 Administration and Enforcement – revise to meet statutes for Site Plan Review time limits.** Section 2.7 – page 6.
5. **Section 16 – Historical Parks -** Section 16. Intent - page 95 of the 2016 Zoning Regulations.
6. **Section 15 – Campgrounds and Recreational Camps –** Section 15.1 – page 93 & 94. The proposed language amendment for this section is *Off season use between November 1st and April 14th is permitted as long as the stay does not extend two weeks.* Mr. Ventres referenced a copy of Getaway Outposts brochure and a conceptual map for the East Haddam Outpost, 298 East Haddam Moodus Road, Moodus, CT by TK.designlab LLC, Amherst MA. of July 28, 2020. He explained that Getaway is exploring this site for development. Discussion ensued in regard to the size and quantity of units proposed for this site.
7. **Section 10.1.4 – Building Structure – Height and Occupancy –** provisions for cupulas – page 56.

In addition to the above regulation information, Mr. Ventres distributed to the commission a copy of Connecticut Practice Series, Land Use Law and Practice, Chapter 4, 4.31, Size of Structures; Maximum and Minimum Requirements, Builders Service Corporation, Inc. v. Town of East Hampton, Robert A. Fuller; an eight page OLR Research Report, Land Use Laws Affecting Affordable Housing Projects, John G. Rappa, Principal Analyst, 2001-R-0847, November 7, 2001 and a copy of the Special Meeting Minutes of September 3, 2020.

Mr. Brownell changed the order of business to allow Susan E. Kinsman, Esq. (P&Z alternate member) address the commission in response to the August 25, 2020 meeting with the Selectmen “in the interests of transparency” and read into record an email she sent to the Planning & Zoning Commission members and staff on September 8, 2020. Attached to the email are articles that were posted in “the Connecticut Mirror, an online publication, about zoning and why many believe it to be a tool that promotes de facto segregation”. Ms. Kinsman finds the articles “to be interesting and informative and share them for that purpose”.

Mr. Gillis inquired about the Goodspeed Airport easement that allows the runway to be extended. Mr. Brownell explained that the airport is in the process of being sold. Discussion ensued in regard to potential docking area adjacent to the airport.

6. PUBLIC HEARING:

A. New – Proposed amendment change to the floating zone regulations for the Planned Recreational Development/Resort Zones. Proposal is to allow more than four units in a building that existed prior to the floating zone application.

Mr. Ventres read into record a letter from Attorney John S. Bennet of Gould, Larson, Bennet, Mc Donnell & Quilliam, P.C. of Essex, CT of September 4, 2020. The letter is to inform Mr. Ventres that the Banner Associates application for amendment to the Floating Zone Regulations for Planned Recreational Development/Resort Zones, requests a continuance for the Public Hearing. Mr. Ventres requested that tonight's public hearing be postponed until October 13, 2020.

A motion was made by Mr. Pettinelli to continue this public hearing on October 13, 2020. The motion was seconded by Mr. Curtin and passed by unanimous vote.

7. ZEO REPORT

Mr. Ventres stated that the 2016 Zoning Regulations review is included in this report.

8. ADJOURNMENT

A motion was made by Mr. Gubbins to adjourn at 8:12 p.m. The motion was seconded by Mr. Curtin and passed by unanimous vote.

Respectfully submitted,

Toni Marie Dumaine,
Recording Secretary