PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
(Not yet approved by the Commission)
February 22, 2022

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 pm.

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

COMMISSION MEMBERS ABSENT: Justin Anderson (regular member).

Chairman Brownell appointed Mrs. Langdon to vote for Mr. Anderson.

OTHERS PRESENT: Mr. Ventres, Land Use Administrator/Zoning Enforcement Officer

3. MINUTES: The January 25, 2022 minutes were accepted with the following amendments:
Pg. 1, Minutes, 3rd sentence, correct to read: photometry plan.

Pg. 2, Site Plan Review, correct to read: The motion was seconded by Mr. Gubbins and passed by majority vote with one opposition by Mr. Curtin.

Pg. 4, 5th paragraph, 3rd sentence, correct to read: Ms. Kinsman added that there may be demand for additional parking that could impact the adjacent business Two Wrasslin' Cats Coffee House and Cafe because Mr. Theide testified that the existing liquor store business has infringed on his parking lot.

Pg. 4, last paragraph, correct to read: Office of Legislation Research.

Pg. 5, correct to read: Zoom.

4. BILLS: (4) from Nathan L. Jacobson and Associates: $459.70, $272.65, $658.33, $155.80 and Halloran & Sage for $1591.00.

Discussion ensued regarding the schedule of fees for various land use applications. Mr. Ventres indicated that he is working on a revised East Haddam Fee Ordinance in accordance to Public Act 21-29 that should be complete by March 1, 2022.

> **Mr. Pettinelli motioned to pay the bills as presented. The motion was seconded by Mr. Curtin and passed by unanimous vote.**

5. ACKNOWLEDGMENT: None

6. SITE PLAN REVIEW:

A. #21-18, Callinan Construction, LLC (applicant), Integrity Properties Group, LLC (property owner) 21 Bashan Road. Site Plan review for a proposed residential single-family house. Map 058, Lot 004.

Mr. Ventres distributed the revised site plan by Mr. Robert A. DeLuca, PE of CLA Engineers, Inc., for Callinan Construction, LLC, 21 Bashan Road, East Haddam, CT, dated 02/15/2022. He stated that he received the green certified mail receipts for this application. Mr. DeLuca and the applicant were present to answer questions from the commission. Mr. Pettinelli, PE discussed with Mr. DeLuca the contour lines of the site plan pertaining to the rain garden. Discussion ensued to explain the 6" depression for the spillway from the rain garden.

> **Mr. Pettinelli motioned to approve application #21-18, Callinan Construction, LLC (applicant), Integrity Properties Group, LLC (property owner) 21 Bashan Road for a proposed residential single-family house with no conditions; Site Plan date 02/15/2022. The motion was seconded by Mr. Gillis and passed by unanimous vote.**

7. REGULATION REVIEW:

A. Campgrounds - Mr. Ventres referenced the Campground Site Maps he distributed at a previous meeting. Mr. Curtin recommends decreasing the campground maximum density level by limiting five units in East Haddam. Current regulations require a minimum of twenty acres, three thousand square feet for each unit campsite and a fifty-to-two-hundred-foot buffer zone. Discussion ensued regarding open space requirements and septic infrastructure for future development. The proposed regulation revision does not affect existing campgrounds in East Haddam. Mr. Ventres will prepare a five unit per diagram for the commission to review at their next meeting.

B. Parking - Mr. Pettinelli would like the commission to amend East Haddam's parking regulations to enhance the aesthetics and safety of parking lots in future development. He recommends end caps with an island at the end of (number to be determined) parking spaces. For an example, Mr. Pettinelli referred to the town of Stamford parking regulations, Chapter 12. Discussion ensued regarding painted lines in a parking lot to direct traffic and the safest parking angle appropriate for a village atmosphere. Mr. Ventres will revise the current parking lot regulations for the commissions review. A public hearing will be scheduled after an amended parking regulation is approved by the commission.

C. Cannabis Moratorium – Mr. Brownell stated that he would like to hear the public's opinion on cannabis regulation during the moratorium. The East Haddam Zoning Moratorium term is December 15, 2021 and shall remain in effect until June 15, 2022. Mr. Brownell recommends to begin regulation discussion so the commission is prepared if cannabis establishments are approved in East Haddam. discussion ensued regarding the result of the Board of Selectman's public hearing and when the BOS will hold a referendum to allow or ban cannabis establishments. Commission members recommend to include the following in proposed regulations: a parking and traffic study requirement per application; to limit cannabis businesses to commercial or industrial zones and specific hours of operation. Mr.

Ventres will reference the Connecticut Council of Municipalities website for an update on zoning authority and restrictions. Discussion will continue.

Chairman Brownell reminded commission members to be careful about prejudging Planning & Zoning applications. He asked the commission to be mindful of their position as planning & zoning members.

8. PUBLIC HEARING:

The revisions of the Customary Home Occupations, Section 27 discussion is postponed.

Vice Chairman Curtin initiated a discussion on zoning regulations pertaining to large signs posted on a commercial property that are not relevant to the commercial business. Mr. Curtin consulted with Attorney Matthew Willis regarding signs that are considered freedom of speech to determine if it is allowed on commercial properties. It was determined that freedom of speech signs should be relevant to issues of the day. Discussion ensued regarding total square footage allowed for signage based on the commercial site plan and what the result would be if every commercial business in town displayed freedom of speech signs. Mr. Ventres will research the commercial site plan that is in question; consult with Attorney Willis, then remind the commercial owner of the zoning regulation for signage.

9. LAND USE ADMINISTRATOR REPORT: None

ADJOURNMENT

Mr. Curtin motioned to adjourn at 8:55 p.m. The motion was seconded by Mr. Gubbins and passed by unanimous vote.

Respectfully submitted,
Toni Marie Dumaine, Recording Secretary