PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
(Not yet approved by the Commission)
March 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), Justin Anderson (regular member), Susan Kinsman (alternate member) and Deb Langdon (alternate member).

COMMISSION MEMBERS ABSENT: None

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

3. MINUTES: The March 8, 2022, minutes were accepted with the following amendments:
Pg. 2, 1st sentence, delete the.
Pg. 2, 2nd sentence, add: end caps *for parking* in front of a building…
Pg. 2, 2nd paragraph, correct to read: *according to Judge Alito's opinion* the Planning & Zoning Commission….
Pg 2, Cannabis, 1st paragraph, last sentence, correct to read: Mr. Ventres clarified that the Brownell Upper Mill Industrial site is outside of the 500-foot proximity to religious institutions, schools…. And a portion of the Matthews Drive Industrial Park is within the 500-foot proximity to the Lions Club Ice Skating Pond.
Pg. 2, Cannabis, last paragraph, add: Mr. Salicrup stated that the Planning & Zoning Commission has legislative authority to ban cannabis sales without it going to referendum.
Pg. 3, 2nd sentence, correct to read: First Selectwoman Haines.

4. BILLS: Nathan L. Jacobson & Associates for $350.55 and Halloran & Sage for $185.00.

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

5. ACKNOWLEDGMENT: None

6. SITE PLAN REVIEW: None

7. REGULATION DISCUSSION:

A. Campgrounds -
Mr. Ventres distributed maps of Connecticut campground sites to illustrate density in various settings. Discussion ensued in regard to requiring future East Haddam campground locations access to State Roads. Commission members questioned whether there is a demand for additional campground sites. Mr. Brownell asked Mr. Ventres to draft a letter to the East Haddam Economic Development

Commission to ask their opinion on whether there is an interest for additional campground sites. Discussion will continue.

B. Parking -
Mr. Ventres distributed Sections 11, 12 and 28 of the town of Stamford's General Parking Requirements. The commission discussed the hi-lighted sections and advised Mr. Ventres what to amend in the East Haddam parking regulations. Ms. Kinsman recommended the inclusion of native and indigenous landscaping plants in the parking lot design. She also suggested inclusion of electric vehicle charging stations. Mr. Pettinelli recommended for members to look at area parking lot examples to be considered for East Haddam parking regulations. Mr. Ventres will make revisions for approval by the commission.

C. Cannabis -
Mr. Ventres referenced the Town of East Haddam Proposed Cannabis Regulations, Section 30. He stated that the definitions are from the Connecticut General Statues, SB 1201. Discussion ensued regarding revisions to the proposed cannabis regulation and the option to regulate cannabis through town ordinance. Mr. Curtin recommends shortening the proposed cannabis regulation by inserting a reference to the state statues for definitions.

PUBLIC HEARING:

The public hearing for the revisions of the Customary Home Occupations- Section 27 of the East Haddam Zoning Regulations is postponed to the next regularly scheduled meeting.

LAND USE ADMINISTRATOR REPORT:

Mr. Ventres indicated that the application for a ten unit apartment building is in review by the Inland Wetlands Watercourse Commission.

Mrs. Langdon would like to add to the agenda a line item for "New Business".
Mrs. Langdon would like to establish an Architectural Review Committee (ARC) for Moodus. A sub-committee of Planning & Zoning members is not recommended for the ARC. Mr. Pettinelli thinks this is a good idea, however a new committee will have to be approved by the Board of Selectmen.

Ms. Kinsman inquired about the draft report from the February 8, 2022, River Council of Governments Zoom meeting on affordable housing regulation requirements. Mr. Ventres made amendments that pertain to East Haddam and re-submitted the draft report to River COG for review. When he receives the revised draft report from River COG, he will distribute it to the commission for review.

Mr. Pettinelli inquired about his request for a corridor study from River COG. Mr. Ventres will send another request.

Mr. Brownell inquired about the traffic study on Beebe and Wickam Roads. Mr. Ventres stated that another study will be conducted in the warmer weather. Mr. Pettinelli will schedule to meet with the Public Works Director with the P&Z Scenic Road Sub Committee's April meeting.

Mr. Pettinelli motioned to adjourn at 8:30 pm. The motion was seconded by Mr. Gubbins and passed by unanimous vote.

Respectfully submitted,
Toni Marie Dumaine, Recording Secretary