East Haddam Planning and Zoning Commission
Town of East Haddam
Land Use Office

Regular Meeting Minutes
(Not yet approved by the Commission)
April 12, 2022

1. CALL TO ORDER: James Curtin called the meeting to order at 7:30 pm.

2. COMMISSIONERS PRESENT: James Curtin (Vice Chairman), Richard Pettinelli (Secretary), Bernard Gillis (regular member), Justin Anderson (regular member), Lou Salicrup (regular member), Susan Kinsman (alternate member) and Debbie Langdon (alternate member)

   COMMISSION MEMBERS ABSENT: Crary Brownell (Chairman) and Ed Gubbins (regular member)

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

   James Curtain appointed Susan Kinsman to vote for Crary Brownell and Debbie Langdon to vote for Ed Gubbins

3. MINUTES - The March 22, 2022 minutes were accepted as amended.

   Under Part B, Page 2, Parking: Ms. Kinsman: **"**the inclusion of native and indigenous landscaping plants in the parking lot design." Recommends it to read "the inclusion of Connecticut native landscaping plants in the parking lot design." This change is adding in Connecticut and removing and indigenous.

4. BILLS

   None.

5. ACKNOWLEDGEMENT

   None.

6. SITE PLAN REVIEW

   None.

7. REGULATION DISCUSSION

   A. CAMPGROUNDS

      Update by Mr. Ventres regarding campground. Sent letter to the East Haddam Economic Development Commission. Discussing density, location and if there is a need. Conversation ensued regarding locations. Spoke about state road access i.e. 151, 82 and Mount Parnassus down into the Hopyard. If looking to put in residential area need to look

for large parcel of land. Need to put a number on acreage. Collecting points of interest. Discussions will stay open.

B. PARKING

No real number or regulation in place right now for Electric Vehicle (EV) hook ups. No State Statutes regarding same. Conversation ensued regarding if it is needed in town. Although electric demand is high typically in place where a person is commuting for longer that 6 hours and/or parking overnight.

Ms. Kinsman suggests looking at registrations in town periodically for need. Also notes that the State of Connecticut has a considerate amount of money from the Volkswagen settlement allocating for installation of charging stations. Grants available. Already looking into availability for the Town Office Complex.

Referenced made to the state's 2018 Building Code requiring all newly constructed garages to include a dedicated 20 amps, 120 volt circuit for Level 1 EV charging. In February 2019, the State Building Inspector, State Fire Marshal, and Codes and Standards Committee announce their intent to adopt new standards that would require the installation of equipment capable of supporting Level 2 EV charging in single and multifamily homes.

Discussion continued regarding green space permeable pavement and what might be needed or not need to put in the charging stations and how to beautify the space.

If this is to be considered then a Level 2 charging station should be considered and 15% green space for the charging stations would be adequate without regulating it.

C. CANNABIS MORATORIUM

Mr. Pettinelli looks for the status of the Referendum. It is currently set up for the middle of May 2022. Three votes involved including track at High School, cannabis and budget.

Mr. Curtin references Proposed Cannabis Regulations Section 30, Page 2, V. Impacts on traffic, VI. License or Registration Materials: requests that it should read "…certification or license issued by any such agency, shall be submitted to the Commission, excluding any information required by law to be kept confidential."

Mr. Salicrup references Proposed Cannabis Regulations Section 30, Page 2, C. Standards, 1. Requirements, A. Distance Requirement. A discussion ensued regarding what is included and what is not. Discussion as to what locations will be allowed and not allowed as there is still time.

Ms. Kinsman references back to Page 1 of the Proposed Cannabis Regulations Section 30, B. Evaluation, reading now "…the following types of Cannabis Establishment uses shall be allowed by Special Permit…" Suggestion made that it should read "…the following types of Cannabis Establishment uses *may be allow* or *shall require* a Special Permit…"

Conversation ensues regarding Cultivator, Micro-Cultivator and other types. Mr. Pettenelli suggests that the definitions be looked up to determine if they are acceptable in town or if they can be done in town.

Ms. Kinsman then references Section G. Definitions of the Proposed Cannabis Regulations Section 30, currently reads "For the purpose of this Section 30 the following definitions

apply:" a suggestion of changing to "*For the purpose of this Section 30 the following definitions, as defined in Section 21a-240 of the Connecticut General Statutes apply*".

D. PUBLIC HEARING

The public hearing for the revision of the Customary Home Occupations – Section 27 of the East Haddam Zoning Regulations. Nothing has been done in three months. Very short conversation and a decision was to put it back on the Agenda for next meeting.

Opened to the public and nothing more to be said at this time. Would like to fully review the proposal.

Motion was made by Mr. Ventres. Seconded by Mr. Salicrup and unanimously approved.

Mr. Ventres begins a conversation regarding new garage opening in town owned by Glenn Durand.

Mr. Ventres updates the Town Street Project (10 unit apartment building – affordable housing) is still in front of Wetlands and has not yet been resubmitted. Discussion ensued regarding same.

Mr. Ventres indicates that he spoke with the Engineers for Banner Estate and they are newly staring the process with DEEP to begin the test pitting for the approved units.

Bob Casner from the audience – The Connecticut Landmark and Economic Development Commissions will be having a public hearing on May 4 at 7:00 p.m., to talk about the Bike Path on Town Street. Hearing to speak about one grant being received, the design and improvements. Proposed map requested and Bob Casner advised that invitations and packets are being put together and will be sent out prior to the hearing.

Mr. Salicrup inquires as to the paper on Design Review by Designated Village Architect or Equivalent and map provided. Discussion ensued about if a board is needed or Architect Consultant. Move to expand the coverage incorporate Moodus and commercial. Also need Selectman to approve funding to allow for hiring an Architect as needed. Mr. Ventres will look into funding through the Selectman.

Mr. Gillis reverts back to Affordable Housing and questions is it is required or if a Town can opt out. Mr. Ventres indicates that a public hearing will be set up. Talk ensued regarding the Affordable Housing issue. This will be put on the Agenda for the second Tuesday in May. Public Hearing will also be at the same time.

Mr. Anderson requests to go back to the Cannabis discussion for a moment. It was previously discussed that the hours for operations would mirror the sale of alcohol. Should the verbiage read hours of operation are limited to? It should be added that no sales can take place on Thanksgiving, Christmas and New Year's per the State.

Regulations will be updated.

1. ADJOURNMENT

A motion was made by Mr. Pettinelli to adjourn at 8:52 p.m. The motion was seconded by Mr. Anderson and passed by unanimous vote.

Respectfully submitted,
Lenice Tripputi
Recording Secretary