PLANNING AND ZONING
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
(Not yet approved by the Commission)
March 8, 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) and Deb Langdon (alternate member).

COMMISSION MEMBERS ABSENT: Susan Kinsman (alternate member).

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

3. MINUTES: The February 22, 2022 minutes were accepted with the following amendments: Pg. 2, Campgrounds, correct to read: five units per acre in East Haddam and a five unit per acre diagram.

4. BILLS: None

5. ACKNOWLEDGMENT: None

6. SITE PLAN REVIEW: None

7. REGULATION DISCUSSION:

A. Campgrounds -

Mr. Ventres distributed 4 different maps that show the East Haddam Resort Zone, various widths for buffer zones and the Getaway Outpost site. Mr. Ventres stated that the buffer zone is important to determine the number of camping sites per acre. The wider the buffer zone, plus infrastructure and storm water management, lessens the workable land for a campground site. Discussion ensued regarding the limited available property in the resort zone; the potential for a campground site development in a Residential (R2 or R4) zone and State owned campsites in East Haddam. Mr. Brownell recommends that commission members talk with their neighbors and friends for an opinion on whether to allow potential campground sites in a residential area. Mr. Curtin and Mr. Gillis remarked about the noise that is generated from a campground site which can be heard a few miles away. It is determined at this time, the campground regulations will not be amended. Development applications are processed through special exception review which requires a public hearing.

B. Parking -

Mr. Pettinelli, PE recommends to amend parking regulations to prevent future development of a structure that is built in the middle of a parking lot without greenery around the it. Mr. Pettinelli suggests to channelize traffic in proposed parking lots by installing 6' wide end caps in front of a building and a 9' wide island for every (15) 9'x 8' parking spaces. His recommendations are to enhance the aesthetics of a site and for pedestrian safety in future development. Mr. Ventres distributed Section 12- Mobility of Stamford's parking regulations for the commission to reference. Mr. Pettinelli referenced pages 12-6, 12.3 and 12-7, 12.4 diagrams to explain his recommendations. Discussion ensued regarding a traffic study and storm water management requirement per application. Mr. Ventres will provide an amended parking regulation for approval.

Mr. Gubbins motioned to change the order of business. The motion was seconded by Mr. Curtin and passed by unanimous vote.

Chairman Brownell referenced The Washington Post article the commission received in their packets regarding a Supreme Court ruling that reaffirms broad prohibition on content-based speech restrictions, Reed v. Town of Gilbert, By Eugene Volokh, June 18, 2015. Mrs. Langdon did further research regarding this case and stated that the Planning & Zoning Commission would be in its purview to restrict signs based on the square footage of the site plan. Commission members request clarification from Attorney Willis on content-based speech restrictions for a commercial business. Mr. Ventres will ask Attorney Willis to attend the next planning & zoning meeting to answer questions from the commission.

Mr. Gillis inquired about the annual review for amendments to the Plan of Conservation and Development. Mr. Ventres will send a notification to all of East Haddam's Commissions and Boards inquiring whether any amendments are necessary for the POCD, as of 2022.

Chairman Brownell excused himself from the meeting. Vice Chairman Curtin continued the meeting.

C. Cannabis -

Mr. Ventres distributed the following to the commission: State of Connecticut Senate Bill 1201 – An Act Concerning Responsible and Equitable Regulation of Adult- Use Cannabis, Pages 1 through 230, June 2021; SB 1201 Municipal Authority Impact Overview, Section 83, Section 126 and Section 148, July 2021; Southbury's Zoning Department information on Cannabis Regulation (SB-1201), 2021; a color coded map of Connecticut showing state wide status on cannabis regulation; the towns of Colchester, Middletown and East Hartford Cannabis Regulation's, 2021 and aerial maps of the Brownell Upper Mill and the Smith Pond locations showing a 500 foot parameter around each site. Mr. Ventres clarified that the two commercial zones, Brownell and the Smith Pond property, are inside the 500 foot *proximity to religious institutions, schools, charitable institutions, hospitals and veterans' homes* (General Zoning Authority and Restrictions).

Mrs. Langdon referenced Section 126 regarding the 3% municipal sales tax and the Municipal Uses of Funds and stated that the revenue is not deposited into a general budget for the town. The revenue has to be used for purposes listed in Section 126.

Discussion ensued in regards to the time the commission has to discuss and list the conditions that they will require in a cannabis retail application, if the cannabis referendum is approved. Mr. Ventres will

research what the state requirements are for cannabis retail and incorporate these conditions in to potential East Haddam regulations. Discussion will continue.

Select woman Haines stated that the Board of Selectmen is working on a cannabis ordinance to process through a referendum at the same time the town will hold its budget referendum on May 10, 2022.

Section 83, Local Referendum: *A municipality must hold a referendum on whether to allow certain cannabis sales if at least 10% of its electors' petition for such a vote at least 60 days before a regular election.*

Specifically, these votes may determine whether to allow (1) the sale of adult-use marijuana in the municipality or (2) the sale of adult-use marijuana in one or more of the cannabis establishment license types.

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 regular schedule meeting.

Mr. Pettinelli motioned to continue the public hearing for revisions to Customary Home Occupations until the next meeting. The motion was seconded by Mr. Gubbins and passed by unanimous vote.

Mr. Gubbins motioned to adjourn at 8:50 pm. The motion was seconded by Mr. Pettinelli and passed by unanimous vote.

Respectfully submitted,
Toni Marie Dumaine, Recording Secretary