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

Regular Meeting Minutes
(Not yet approved by the Commission)
May 10, 2022

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

2. **COMMISSIONERS PRESENT:** James Curtin (Vice Chairman), Richard Petinelli (secretary), Bernard Gillis (regular member), Lou Salicrup (regular member), Susan Kinsman (alternate member) and Debbie Langdon (alternate member)

   COMMISSION MEMBERS ABSENT: Crary Brownell (Chairman) and Justin Anderson (regular member)

   James Curtin appointed Susan Kinsman to vote for Crary Brownell and Debbie Langdon to vote for Justin Anderson

3. **MINUTES -** The April 26, 2022, minutes were accepted as amended.

   Page 1, Section 3, Minutes, second paragraph: Mr. Curtin "Mr. Pettinelli asked for the status Referendum." Should read *"Mr. Pettinelli asked for the status <u>of the</u> Referendum."*

   Mr. Salicrup requested a change to page 2.

   Page 2, first paragraph, second line: Ms. Kinsman "Mr. Ventres stated that he was not aware of any statue that states that affordable housing is an option for only local residents first." Should read *"Mr. Ventres stated that he was not aware of any <u>statute</u> that states that affordable housing is an option for only local residents first, in which asked, if East Haddam residents would have any priority to the Affordable Housing.*

   Page 3, Section 8, Public Hearing, ninth paragraph: Mr. Curtin "If you fill an application out, Mr. Ventres gets to inspect the property. If there is a Public Hearing, the Commission can come and inspect if the deem it necessary." Should read *"If you fill an application out, Mr. Ventres gets to inspect the property. If there is a Public Hearing, the Commission can come and inspect if <u>they</u> deem it necessary."*

   Page 3, Section 8, Public Hearing, tenth paragraph: Mr. Curtin "Mr. Ventres begins discussion on Minor Impact Home Occupation and Major Impact Home Occupation…" should read *"Mr. Ventres begins discussion on Minor Impact Home Occupation and <u>Moderate</u> Impact Home Occupation…"*

   Page 4, second paragraph: Mr. Curtin "Conversation ensued regarding what is considered minor, moderate, or major within the Commission." Should read *"Conversation ensued regarding what is considered minor and moderate."*

   Page 4, third paragraph: Mr. Curtin "Potential changes were discussed. In summary, in office can have two employees under a minor impact home occupation." Should read *"Potential changes*

were discussed. In summary an office can have two employees under a minor impact home occupation."

Page 4, third paragraph, fifth sentence: Ms. Kinsman "Minor impact home occupations do not have to send out Certified Mail. Requests that the line be stricken from the Minutes.

Page 4, third paragraph, sixth sentence: Ms. Kinsman "If the application is to Public Hearing which a Special Exception requires, they would need to file an application and submit fee payment." Should read *"If the application is presented for a Public Hearing, which a Special Exception requires, they would need to file an application and submit a fee payment."*

Page 4, Section 9, Open to the Public, last line: Mr. Curtin "Mr. Casner is also suggested, being careful on the number of employees that are going to be allowed." Should read *"Mr. Casner is also suggesting being careful on the number of employees that are going to be allowed."*

4. BILLS

None.

5. ACKNOWLEDGEMENT

A. #22-01 – West Road & Sara Baker Road Residential Subdivision, Integrity Properties Group, LLC (applicant & property owner). Map 044, Lot 015.

Mr. Ventres indicates that one side of West Road is Salem, and the other side is East Haddam. Includes 3 lots. Mr. Ventres has dropped off the plans and the drainage calculations to Jacobson and they will be going before the Wetlands Commission next week. It is possible that this could be ready for a Public Hearing on June 2022.

A conversation ensued regarding the wetlands on the property and Mr. Ventres confirms that he has already walked the property and flagged the wetlands some time ago.

Ms. Langdon inquires if there are any existing buildings, and it has been confirmed that it is open land.

Motion was made by Mr. Gillis to set up a Public Hearing on June 14, 2022, for #22-01 – West Road & Sara Baker Road Residential Subdivision, Integrity Properties Group, LLC. Seconded by Ms. Kinsman and unanimously approved.

B. Cannabis Regulations and Moratorium Status

Mr. Ventres references the Town of East Haddam Proposed Cannabis Regulations Section 32, and indicates the changes made, which include removing Cultivator from page one. Mr. Ventres also indicates that he attached the previous amendment for Temporary and Limited Moratorium on Cannabis Establishments. He also recommends setting up a Public Hearing for June 14, 2022, to discuss the Regulations and depending on the discussions determine if there is a need to extend the Moratorium to fully vet the Regulations.

A discussion ensued regarding extension and decision of the Moratorium and the proper procedure of same.

Further discussions ensued regarding Definitions in the Proposed Cannabis Regulations. The sections are referenced in the Connecticut General Statutes. Several questions arose regarding the different subsections. An agreement was made that there is a need to look up the answers in the Statutes.

Mr. Curtin begins a discussion and references Page 3, Section E. Conflicting Provisions, paragraph 2, he is questioning if the last line should read illegal or legal. Mr. Ventres confirms that is should read illegal as stated. He continues to give an example of you cannot use it in a park as being illegal.

Mr. Pettinelli begins a discussion and references Section B. Evaluation, Page 2, Section 3, Subsection (f), suggesting that the portion reading *"For applications in which no similar use can be determined"* be stricken.

In addition, Mr. Pettinelli references Page 3, Section D. Prohibitions, Subsection 2, suggesting that it reads *"Temporary Cannabis events, including but not limited to private marijuana vending events, cannabis trade shows or public cannabis events are prohibited unless authorized by state law and Zoning Regulations."*

Mr. Curtin begins a discussion regarding Section G. Definitions, Page 8, there are 2 definitions for "Transport", and he is inquiring as to the difference. Mr. Ventres indicates that he will investigate them.

A Conversation ensued regarding the decision on Cultivator. All have agreed that this should not be allowed.

Motion was made by Mr. Pettinelli to set up a Public Hearing on June 14, 2022, to discuss the Proposed Cannabis Regulations Section 32 and possible extension of the Moratorium. Seconded by Mr. Salicrup and unanimously approved.

6. SITE PLAN REVIEW

None.

7. REGULATION DISCUSSION

A. CAMPGROUNDS

No meeting regarding campgrounds have been held by the Economic Development Commission.

B. PARKING

Mr. Gillis begins a discussion regarding the changes. He indicates that he believes they are simple changes and Mr. Ventres agrees. A question was brought forward as to if the Parking Regulations could be changed, and they may under special exceptions.

C. PUBLIC HEARING

Tabled as the video was down.

Mr. Curtin begins a discussion to clarify the handout regarding classes and gross weight of trucks under the Proposed Additions on Home Occupation. It was determined that the questions being brought up need to wait for the Public Hearing.

Motion was made by Mr. Salicrup to continue the Public Hearing the next regular hearing on May 24, 2022, to discuss the Proposed Additions to Section 27, Home Occupation. Seconded by Ms. Kinsman and unanimously approved.

Mr. Curtin requests that Mr. Ventres provide an update on Land Use. Mr. Ventres indicates that Moodus Auto Shop has opened. The Cumberland Farms is finishing up a project in Montville and the next project is the store at the base of the hill. Should be seeing an application soon.

A discussion ensued regarding what the Cumberland Farms will include. A complete site plan has been completed but it is dependent on the septic and gallons per day.

Mr. Ventres also indicates that the Wetland Commission is going to look at the proposed 11 lot subdivision. Revised plans have not been set and he doesn't believe once completed that it will be 11 sites.

A short discussion ensued regarding the proposed walkway on Route 82/Town Street and the meeting that took place. Issues that came up were speeds, the difficulty with having crosswalks on a road with a lot of traffic, the pooling of water on Town Street and what to do with that water and a generally getting a better concept on what the Palmer-Warner House Museum Representatives want to do with the property moving forward.

1. **ADJOURNMENT**

   A motion was made by Ms. Kinsman to adjourn at 7:51 p.m. The motion was seconded by Mr. Salicrup and passed by unanimous vote.

Respectfully submitted,
Lenice Tripputi
Recording Secretary