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

**Regular Meeting Minutes**
**(Not yet approved by the Commission)**
**June 28, 2022**

1. CALL TO ORDER: Carry Brownell called the meeting to order at 7:15 pm.

2. COMMISSIONERS PRESENT: Crary Brownell (Chairman), James Curtin (Vice Chairman), Richard Petinelli (secretary), Justin Anderson (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Susan Kinsman (alternate member) and Deborah Langdon (alternate member)

   COMMISSION MEMBERS ABSENT: Ed Gubbins (regular member)

   Crary Brownell appointed Susan Kinsman to vote for Ed Gubbins

*3.* MINUTES

   Tabled to the next meeting on July 12, 2022

   **Motion was made by Ms. Kinsman to table the minutes. Seconded by Mr. Petinelli and unanimously approved.**

4. BILLS

   Nathan Hale Jacobson & Associates second review of West Road & Sara Baker Road Residential Subdivision in the amount of $734.20.

   **Motion was made by Mr. Gillis to pay the bills. Seconded by Mr. Curtin and unanimously approved.**

5. ACKNOWLEDGEMENT
   None

6. REGULATION DISCUSSION

   A. CAMPGROUNDS
      A discussion ensued regarding the expansion of campgrounds. There is a lot of vacant parcels to review. There is an option of keeping this issue open and Mr. Ventres will put together a map of potential locations. There was discussion of the possibility to allow for camping in residential areas. Discussion surrounded investigating the Southern and Eastern part of town.

B. PARKING and C. MOODUS COMMERCIAL DISTRICT GUIDELINES
Mr. Casner, from the audience, discussed three items,1. Parking in Moodus Business District. 2. Residential use in and around the central business district. 3. Missing some opportunities for residential rentals. A couple of properties were identified but the property owners were never approached.

He also raised the question if the EDC/P&Z subcommittee could explore the IG Zone to see if there are any residential opportunities available. He did not believe there was in the present regulations.

A brief discussion ensued regarding the bike path. Ms. Brownell has asked the Committee to think about if they have any interest in serving on the subcommittee for the IG zone.

A brief discussion ensued regarding Celebrate East Haddam. An outline was given from last year and will change this year. These changes should help with traffic. Parking was an issue last year. This year the parking will be across the river and shuttle busses will be used. The date is Saturday August 27, 2022, with a rain date of Sunday August 28, 2022. They want to add a skydiving team come in and that has been lined up.

**Motion was made by Mr. Pettinelli to take a 5-minute recess. Seconded by Mr. Curtin and unanimously approved.**

9. PUBLIC HEARING 8:00 pm

Mr. Pettinelli read into the record the Public Hearing Notice.

A. #22-01 – West Road & Sara Baker Road Residential Subdivision, Integrity Properties Group, LLC (applicant & property owner). Map 004, Lot 015

A discussion ensued regarding the letter from Chatham Health District. Mr. Ventres read the letter provided with recommendations. The septic systems designed meets the public health code with conditions.

This was opened to the public for questions or comments, and there were not any.

**Motion was made by Mr. Pettinelli to close the Public Hearing. Seconded by Mr. Curtin and unanimously approved.**

**Motion was made by Mr. Gillis to approve #22-01 – West Road & Sara Baker Road Residential Subdivision, Integrity Properties Group, LLC (applicant & property owner) with the conditions of the Chatham Health District. Seconded by Mr. Pettinelli and unanimously approved.**

B. Proposed new Zoning Regulation Section 32. Cannabis Regulation.

Mr. Pettinelli read into the record the Public Hearing Notice.

A brief discussion ensued regarding the map that Mr. Ventres created. Attention was brought to the lower district of the East Haddam Village. This area is basically all residential. All of the locations in this area are within the 500 feet radius for the restrictions on Cannabis. So no parcels are available at this time with proposed regulations.

A brief discussion ensued regarding the map that Mr. Ventres created regarding Moodus Center. The only available area would be EB Exterminating parcel, based on the proposed restrictions.

A brief discussion ensued regarding the map that Mr. Ventres created regarding IG 1, 2 and 3. Yellow marked properties are where Cannabis Establishment Facilities would be allowed.

Several discussions ensued regarding water and septic. Cannabis growing is similar to growing hot house tomatoes. Water consumption is higher. There was not a lot of data available since cannabis growing was illegal.

Discussion ensued that the Regulations be amended to not include C3 District, which is residential, and the lower East Haddam Village area.

The hearing was opened to the public for questions and comments and there were not any.

**Motion was made by Mr. Pettinelli to continue the Public Hearing. Seconded by Mr. Curtin and unanimously approved.**

C. Annual review of the 2019 Planning & Conservation Plan of Development

It was noted that the Conservation Commission review of the 2019 Planning & Conservation Plan of Development has not been completed.

**Motion was made by Mr. Anderson to continue the Public Hearing. Seconded by Mr. Curtin and unanimously approved.**

D. Revisions of the Customary Home Occupations – Section 27 of the East Haddam Zoning Regulations.

Mr. Pettinelli read into the record the Public Hearing Notice.

Page 2 Section F – First sentence; not a complete sentence. This needs to be corrected.

Discussion ensued regarding one change on page 3, minor impact and it is approved by the Commission and signed off by the Chairman or the Vice Chairman of the Planning & Zoning. It is then signed by Mr. Ventres.

Discussion ensued regarding change on page 5. Asking that the last sentence in B be stricken.

The hearing was opened to the public for questions and comments and there were not any.

**Motion was made by Mr. Pettinelli to close the Public Hearing. Seconded by Mr. Curtin and unanimously approved.**

**Motion was made by Mr. Curtin to approve as amended at meeting, Revisions of the Customary Home Occupations – Section 27 of the East Haddam Zoning Regulations. Seconded by Mr. Anderson and unanimously approved.**

A quick discussion ensued regarding Gateway and the Commission's request for a regulation change. The Commission will attempt to have a discussion with them in late August. The biggest issue is the East Haddam Village and proposed regulations changes for coverage and height.

A short discussion ensued regarding the apartments at Banner Estates.

7. LAND USE ADMINISTRATOR REPORT

   None

8. ADJOURNMENT

   **A motion was made by Mr. Pettinelli to adjourn the meeting at 9:05 p.m. The motion was seconded by Mr. Anderson and passed by unanimous vote**.

Respectfully submitted,
Lenice Tripputi
Recording Secretary