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

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

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

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

   COMMISSION MEMBERS ABSENT: Justin Anderson (regular member), Louis Salicrup (regular member)

   Crary Brownell appointed Susan Kinsman to vote for Justin Anderson and appointed Deborah Langdon to vote for Louis Salicrup

3. **MINUTES**

   Tabled the June 28, 2022 minutes to the next meeting.

   A motion was made by James Curtin to table the June 28, 2022 minutes. Seconded by Mr. Petinelli and unanimously approved.

   June 14, 2022 minutes that were tabled were accepted as amended.

   Page 1, Section 3, paragraph 5, *"Page 5, forth paragraph: "The following goals and strategies, which is the real heart of the plan, were developed…"* should read, *"Page 5, fourth paragraph: "The following goals and strategies, which is the real heart of the plan, were developed…"*

   Mr. Pettinelli made motion to approve the minutes. Seconded by Mr. Curtin and unanimously approved.

4. **BILLS**

   None.

5. **ACKNOWLEDGEMENT**

   #22-03 – 427 Tater Hill Road, Christopher & Gina Weske (applicants), Christopher Weske (property owner). Special Exception review for a farm stand and accessory uses. Map 051, Lot 050.

   A brief discussion ensued regarding what Mr. and Ms. Weske would like to do with the small farm they own. They are interested in obtaining a Special Exception to add several different activities for the public, as well as renting out the property for purposes such as, birthday parties,

educational field trips, tours for special needs groups, etc. It was suggested that this be scheduled for a Public Hearing for August 23, 2022, to give time to send out notice to the neighbors and put a notice in the paper.

Mr. Pettinelli made motion to approve the Public Hearing for August 23, 2022. Seconded by Mr. Curtin and unanimously approved.

6. REGULATION DISCUSSION

A. CAMPGROUNDS

Mr. Ventres provided a map of potential locations. Green is Open Space, yellow is East Haddam Fish & Game property, orange 25 acres or greater of potential sites along the highway, pink is existing campgrounds and purple is municipal space.

A discussion ensued regarding the potential locations of campgrounds. At this point, campgrounds are only allowed in Resort Zones. There was also discussion on if the Commission should pursue amending the regulations for campgrounds or tabling it. A polling of the Commission members completed. Issues that continually came up was density and setbacks.

A decision was made to continue discussing campgrounds.

B. PARKING

Waiting for subcommittee to come back with recommendations.

There were some items that Mr. Ventres reported to the Commission:

Mr. Ventres reported that he spoke to Torrance Downes from the Gateway Commission. He would like to set a date to sit down and discuss the changes to be made to the Regulations.

Attorney Willis was on vacation for two weeks and was not able to address the questions regarding the signage. When he returns, he will review everything and get back to Mr. Ventres.

There is a new owner of the old Board of Education building on Plains Road. The building is going to be residential upstairs and residential for half of the downstairs. The new owner also discussed the possibility of a small take-out coffee shop or a retail store and possibly applying for a Special Exception for retail. A discussion ensued regarding if it were to be a take-out coffee shop or possibility of a restaurant. This will be added to the Public Hearing on August 23, 2022.

Mr. Curtin made motion to add the Use of Restaurants in the C-3 Plains Road Table of Uses and hold a Public Hearing on August 23, 2022. Seconded by Mr. Gillis and unanimously approved.

Mr. Pettinelli made motion to take a 3-minute recess. Seconded by Mr. Curtin and unanimously approved.

7. PUBLIC HEARING 8:00 pm

Mr. Pettinelli read into the record the legal notice.

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

A brief discussion ensued regarding the changes made to the Cannabis Regulations. Specifically, Second Page, Section E clarifying 15,000 square feet and on Third Page, under Prohibitions, adding in C3 and East Haddam Village District lower use area.

A proposal was made to add in on Page 2, C. Standards, Item One, "C. Within 200 feet from a residential area," as many other Towns have included this in their Regulations. Discussion ensued if this was added in, what locations would be excluded. An additional request was made to provide the Towns in which included this in their Regulations.

A brief discussion ensued regarding revisiting distances from schools, churches, etc. It was determined that if it were to change then Cannabis stores would not be allowed in town.

This was opened to the public for questions or comments. An email from Marilyn Gleason inquiring if there could be a restriction/ban on the sale of gummies, chocolate, etc. in any cannabis store that might be established in East Haddam. These items can look like candy to children and if we can restrict the sale of these items, it would be helpful. This will need to be investigated and will be tabled.

Mr. Casner from the audience inquired if Commerce Drive is in the zone. It was confirmed that part of it is. A short discussion ensued regarding which lots would be allowed and not allowed due to the ice-skating park.

Ms. Kinsman made motion to continue the Public Hearing to the next meeting. Seconded by Mr. Curtin and unanimously approved.

Mr. Pettinelli read into the record the legal notice.

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

A discussion ensued regarding the Conservation Commission wanting to add Climate Change to their POCD and the reason behind the changes.

It was suggested that on Page two, Chapter Four – the entire section was thought to belong in Chapter Two as it is more about Emergency Services and the response.

A second suggestion was also made to add "local" newspaper instead of "a certain column."

A third suggestion was made to add in Chapter Two a couple of links to the recent Hazard Mitigation Plan. A short discussion ensued regarding review of the Plan and what should be done within the next five years.

Changes will be sent back to the Conservation Commission for approval.

This was opened to the public for questions or comments, and there were none.

Ms. Kinsman made motion to continue the Public Hearing to the next meeting. Seconded by Mr. Curtin and unanimously approved.

8. LAND USE ADMINISTRATOR REPORT

None

9. ADJOURNMENT

Mr. Pettinelli made a motion to adjourn. The motion was seconded by Mr. Curtin and passed by unanimous vote.

Respectfully submitted,
Lenice Tripputi
Recording Secretary