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

Regular Meeting Minutes
(Not yet approved by the Commission)
July 26, 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 Pettinelli (secretary), Justin Anderson (regular member), Bernard Gillis (regular member), Ed Gubbins (regular member), Louis Salicrup (regular member), Susan Kinsman (alternate member) and Deborah Langdon (alternate member)

   COMMISSION MEMBERS ABSENT: None

3. **MINUTES**

   June 28, 2022, minutes – no changes.

   Motion was made by Ms. Curtin to accept the June 28, 2022, minutes. Seconded by Mr. Pettinelli and unanimously approved.

   The July 12, 2022, minutes were tabled until the next meeting on August 9, 2022.

   Motion was made by Mr. Curtin to table the minutes. Seconded by Mr. Gillis and unanimously approved.

4. **BILLS**

   None.

5. **ACKNOWLEDGEMENT**

   None.

6. **REGULATION DISCUSSION**

   A. **CAMPGROUNDS**

      Mr. Ventres provided an update and advised the Commission that he sent out an email to the Northeast Campground Association. He received a response

indicating that they would get back to him with the latest research that they could find on the National level. Mr. Ventres continued to read the remainder of the email. He is hopeful to get some feedback and this can be added to the discussion.

A discussion ensued regarding the Campgrounds and Recreational Camps, which brought up the question, if it is considered as part of this proposed use in the Residential Districts. It was discussed that they were looking into more campgrounds and not recreational camps. It was decided that Mr. Ventres will separate the two in the Regulations for discussion purposes. It was also requested by the Commission, that a definition be provided for recreational camps.

The Commission discussed if the Regulations will remain allowing only state roads or if they allow other roads that will manage RVs. It was also explained that it is difficult to regulate the size of RVs allowed or if they would be allowed on a specific campground. Also, tent sites are not in high demand.

Each Commission member provided their thoughts and ideas regarding having the campgrounds limited to state roads or all roads. It was determined that when a potential campground comes to the Commission for a Special Exception Review, it could be determined at that point if they would be required to make improvements to roads allowing, for RVs to safely have access to the campground.

A brief discussion ensued regarding setbacks in Residential Zones and if the Commission members are comfortable with the distances.

A brief discussion ensued regarding all seasons use between November 1st and April 15th which is permitted if the stay does not extend past two weeks. The question of should setbacks be increased during the off season, or should they be excluded altogether? This subject will be discussed at a later time.

A quick discussion ensued regarding the distances between sites. It was determined that the Commission cannot tell the business how they can space their sites, they could only state the number of sites per acre.

B. PARKING

Waiting for subcommittee to come back with recommendations.

Mr. Ventres reported that the Open Space Committee has a potential property for Open Space acquisition. The grant is due September 30, 2022. This will be placed on the agenda for then. Also, the 5-million-dollar Open Space Bond Authorization is almost spent. A brief discussion ensued regarding bond money and properties purchased since 1995. This will be discussed further at a later meeting.

Mr. Curtin made motion to take a 5-minute recess. Seconded by Mr. Gubbins 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 discussion ensued in regard to distance and how it is determined. Under the proposed regulation it was okay to use the GIS or you may also use a survey to determine distance. It was also requested to add in Class A survey.

The discussion then turned to whether the distance should be 100 or 200 feet from a residential district. A poll was taken of the Commission, and it was determined the setback should be 200 feet.

This was opened to the public for questions or comments. A follow-up to the email that was received from Marilyn Gleason at the last meeting, inquiring on 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. Mr. Ventres reported that he spoke with Attorney Willis and that he was advised that you can restrict the type of establishment, but you cannot restrict the type of products sold at the retail establishment.

Mr. Casner, from the audience would like to know how many lots would be available if it were 100 feet and how many lots would be available if it was 200 feet. Mr. Ventres stated that if you are at 100 feet there are 8 lots eligible and if you are at 200 feet there are 7 lots eligible.

Mr. Casner also pointed out that to be able to come before the Board with an application, it is approximately $16,000 without a guarantee for a license. He suggested to reduce the costs that might deter an establishment to apply, maybe take the Traffic Report on a case-by-case basis. The Commission has determined that this should stay in the Regulations.

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

Motion was made by Mr. Salicrup to approve Town of East Haddam Proposed Cannabis Regulations Section 32 as amended. Seconded by Mr. Gillis and unanimously approved.

Mr. Pettinelli read into the record the legal notice.

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

Mr. Ventres reported that he sent the revisions to the Conservation Commission and they did a survey via email. The Conservation Commission agrees with the revisions. This would now be the 2022 Amendment to the Plan of Conservation Plan of Development if approved. Mr. Brownell recommended that everyone review the proposed Amendments before the next meeting.

Motion was made by Mr. Curtin to continue the Public Hearing until the next meeting. Seconded by Mr. Anderson and unanimously approved. Mr. Brownell recommended that everyone review the proposed Amendments before the next meeting.

8. LAND USE ADMINISTRATOR REPORT

None

9. ADJOURNMENT

A motion was made by Mr. Gubbins to adjourn. The motion was Seconded by Mr. Gillis and passed by unanimous vote.

Respectfully submitted,
Lenice Tripputi, Recording Secretary