East Haddam Planning and Zoning Commission
Town of East Haddam
Land Use Office
Regular Meeting Minutes
(Not yet approved by the Commission)
September 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), Ed Gubbins (Regular Member), Susan Kinsman (Alternate Member), Deborah Langdon (Alternate Member), Bernard Gillis (Regular Member), Louis Salicrup (Regular Member).

3. COMMISSION MEMBERS ABSENT: Richard Pettinelli (Secretary), Justin Anderson (Regular Member).

Mr. Crary Brownell asked that Ms. Kinsman sit in for Mr. Petinelli and Ms. Langdon sit in for Mr. Anderson.

4. MINUTES

August 23, 2022 – 2nd page at the very bottom reads "there was also an area to park below" should read "there is also an area to park below on the access road to the school. Page 6 at the top reads "Mr. Anderson made a motion" should read" Mr. Gillis made a motion". Correct typographical errors.

September 12, 2022 – Correct typographical errors.

The minutes were accepted as amended.

5. BILLS

None

6. ACKNOWLEDGEMENT

A. #22-05 52 WM F Palmer Road (property location), Glen Durand (applicant & property owner). Special Exception Review for proposed new structure for storage space. Map 065, Lot 134.

First Date: September 27, 2022 Last Date: December 01, 2022

Mr. Ventres informed the members that the applicant intends to store books in the proposed structure and will be submitting a narrative along with the building plans. The commission briefly discussed the driveway and loading dock. Mr. Ventres stated that the applicant should be all set for a public hearing on October 25, 2022.

Mr. Brownell made a motion to set a public hearing on October 25, 2022, seconded by Mr. Curtin and unanimously approved.

B. #22-06 46 Lake Hayward Town Road, Jeffrey Savitsky and Jessica Stone (applicant & property owner). Special Exception Review for Accessory Uses to a Farm. Map 079, Lot 017.

First Date: September 27, 2022 Last Date: December 01, 2022

Mr. Ventres handed out the applicant's narrative and a GIS map that shows the property and structures that are currently on the property. Mr. Ventres informed the commission that the applicants have 6.68 acres that they own outright. The land around it is leased by the applicant's father-in-law, Alex Savitsky. Mr. Ventres explained that if the applicant wanted to use part of the farmland, first they need to release the lessee and obtain permission from the town of what they wanted to do and name the town as CO-insured. He also told the members that he has directed the applicants to go to the Board of Selectman in the fall time if there are any functions that require the use of town property. Mr. Ventres explained that they have a bicycle event called the "Nutmeg Northeastern" which they stay at the property, they park their vehicles and then would go off on their bikes. It was a two-day event. Mr. Ventres will print out what they advertise for this event and hand it out at the next meeting.

Mr. Ventes told the commission that he will print out what is advertised online for the bicycle event for the commission to have at the next meeting.

Mr. Brownell made a motion to set a public hearing on October 25, 2022, seconded by Mr. Gubbins and unanimously approved.

9. LAND USE ADMINISTRATOR REPORT

Mr. Ventres presented a Home Occupation application for Ms. Victoria Krouse to the Commission. He explained to the commission that Ms. Krouse will be conducting reiki, herbalism, health, and spiritual classes that will all be confined inside the home. Her property is on a cul-de-sac and the road is 24 feet wide, she has parking available for 5 cars on her property.

The commission briefly discussed the parking and the hours of the classes that would be held. They were all in agreement to approve the Home Occupation application for Ms. Victoria Krouse, 5 Ridgebury Road, East Haddam, CT 064623.

Mr. Ventres explained to the commission that he was informed that the Eversource gas line will be going through Moodus, up Hurd Park and then crossing the river. Mr. Ventes replied to Mr. Gubbins inquire regarding the reservoir, explaining that Eversource put a request in to CT DEEP to lower the reservoir, they are looking to lower it 2 to 3 feet. Mr. Curtin asked if they intend to drain the other side of the reservoir, Mr. Ventres replied that side of the reservoir will have

nothing in it since it is so shallow. A discussion ensued regarding the culverts being boxed in and the time frame of when they intend to do this.

Mr. Curtin informed the commission that the Re-Development Agency will be meeting and developing more of a master plan for Village area. The plan will eventually come before P&Z for an opinion. This will be the initial review to see that it meets the Plan of Conservation & Development.

10. ADJOURNMENT

Mr. Pettenelli made a motion to adjourn, seconded by Mr. Curtin, **and unanimously approved.**

Respectfully Submitted
Susan Magri