

EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2
REGULAR MEETING MINUTES

December 13, 2022
7:15 pm

1. CALL TO ORDER - Cary Brownell called the meeting to order at 7:15 p.m. for the December 13, 2022, meeting.

2. ATTENDANCE

COMMISSIONERS PRESENT - Cary Brownell (Chairman), James Curtin (Vice Chairman), Justin Anderson (Regular Member), Bernard Gillis (Regular Member), Louis Salicrup (Regular Member), Toni Dumaine (Alternate Member), Susan Kinsman (Alternate Member).

COMMISSION MEMBERS ABSENT - Richard Pettinelli (Secretary), Deborah Langdon (Alternate Member).

Mr. Brownell appointed Ms. Kinsman to sit in for Mr. Pettinelli.

3. MINUTES – Corrections to the November 22, 2022, minutes; correct the spelling of Mr. Curtin’s name. Page two under Campground Section, fifth paragraph, fix to read “Economic Development Commission”. Under Parking, paragraph one, correct to read “Economic Development Sub-Committee”. Page three under Public Hearing correct first paragraph to read the following, “The Town of East Haddam reserves to itself, the public and the tenants agree, that all or some of the leased premises is held for Conservation Purpose’s and may be used for Passive Recreational Purposes under the supervision of the Town of East Haddam”.

The Commission accepted the minutes as amended.

4. BILLS – None

5. REGULATION DISCUSSION

A. Campgrounds

Mr. Ventres gave the Commission members handouts regarding the definition of “Passive Recreation”. Mr. Gillis expressed his concern with campers kept onsite all winter. Mr. Curtin stated that activities such as conferences are allowed throughout the year and discussed the camping

season activities and yearlong activities. Mr. Curtin believes that it is just too much activity and not good for property values, he stated that he is not in favor of having this allowed in a Residential Zone. The Commission tabled the Campground Regulation discussion.

B. Parking

The Commission discussed the Moodus Center parking by the apartment buildings as well as moving forward with the traffic study for the Moodus Center. Mr. Casner informed the Commission that the First Selectman is working on a plan to present this to the state. The Commission members tabled the Parking discussion.

Mr. Casner gave the Commission members an update on the Planning & Zoning Economic Development Sub Committee meeting that took place on November 29, 2022. The Commission discussed parking, creating a plan to submit, and obtaining a traffic study.

C. Moodus Commercial District Guidelines

The Commission tabled the Moodus Commercial District Guidelines discussion.

6. DECISIONS

A. #22-06- 46 Lake Hayward Town Road (property location), Jeffrey Savitsky and Jessica Stone (applicant & property owners). Special Exception Review for Accessory Uses to a Farm.

First Date – November 23, 2022 Last Date – January 26, 2023

Mr. Ventres gave each Commission member a draft letter regarding Application # 22-06- 46 Lake Hayward Town Road, Jeffrey Savitsky & Jessica Stone (applicants & property owners). He explained to the Commission that this is a draft letter that explains the conditions of approval if the application were to be approved.

The Commission discussed what the conditions should include and what the limitations would be if the application were to be approved.

Mr. Brownell read into record the Public Hearing Notice for Application #22-07 - 21 Mt. Parnassus Road (property location), Lakeside Dan's, Dan O'Mara (applicant). Special Exception Application for proposed food vending unit to be located at 21 Mt. Parnassus Road. Map 027, Lot 091.

7. PUBLIC HEARING

A. Application #22-07 - 21 Mt. Parnassus Road (property location), Lakeside Dan's, Dan O'Mara (applicant). Special Exception Application for proposed food vending unit to be located at 21 Mt. Parnassus Road. Map 027, Lot 091.

First Date: December 13, 2022

Last Date: January 16, 2023

Mr. Ventres informed the Commission members that he has received the Special Exception Application which is co-signed by Mr. Frederick Hunt from Shagbark giving permission for Mr. O'Mara to operate his food vending services at Shagbark, 21 Mt. Parnassus Road, East Haddam, CT. Mr. Ventres added that the applicant, Mr. O'Mara, has already been approved by the Chatham Health District for his food vending unit.

Mr. O'Mara addressed the Commission and described what he would like to do. He stated that the food vending unit would be located at Shagbark, 21 Mt. Parnassus Road, East Haddam, CT. Mr. O'Mara added that he would like the hours of operation to be aligned with the hours of Shagbark. Mr. O'Mara added that he will have one sign on the cart.

Mr. Casner from the Economic Development Commission stated that something like this is needed in that area, and he was very much in favor of this.

Mr. Ventres stated that there were no responses to Mr. O'Mara's notification letter.

Mr. Brownell opened it to the public for any comments or questions and there were none.

Mr. Curtin made a motion to close the public hearing, seconded by Mr. Gubbins and passed by unanimous vote.

Mr. Curtin made a motion to approve Application #22-07 - 21 Mt. Parnassus Road (property location), Lakeside Dan's, Dan O'Mara (applicant). Special Exception Application for proposed food vending unit to be located at 21 Mt. Parnassus Road. Map 027, Lot 091, seconded by Mr. Gubbins and passed by unanimous vote.

The Commission continued their discussion regarding Application #22-06- 46 Lake Hayward Town Road (property location), Jeffrey Savitsky and Jessica Stone (applicant & property owners). Special Exception Review for Accessory Uses to a Farm.

Mr. Brownell said that the residents need to be heard, he stated that these people live in the town and that the Commission represents these people. Mr. Gillis stated that he agrees with Mr. Brownell. Mr. Brownell explained that the Commission has until January 24, 2022, to act on this application.

8. LAND USE ADMINISTRATOR REPORT

A. Taylor Lane & Daniels Road Estates Subdivision – Acceptance of Roadway

Mr. Ventres informed the Commission that an engineer report and an as built would need to be accepted for the Acceptance of Roadway for Taylor Lane & Daniels Road Subdivision and it will also need an acceptance letter from the Planning & Zoning Commission. Mr. Ventres stated that the Public Works Department is satisfied with their plan.

Mr. Gubbins made a motion to accept the Taylor Lane & Daniels Road Estates Subdivision for a roadway, seconded by Mr. Anderson and passed by unanimous vote.

B. Home Occupation Application – Maureen Louise McCulloh, Life Insurance Agent – 59 Sarah Baker Road, East Haddam, CT.

Mr. Ventres stated that he has the application, and the applicant sent the notification letter to the abutters. This is an office in the home where they work, and they go out on the road to visit clients.

The Commission members approved the Home Occupation Application for Maureen Louise McCulloh – Life Insurance – 59 Sarah Baker Road, East Haddam, CT.

Mr. Ventres informed the Commission Members that the Town of Lyme sent him Proposed Regulations for a new Agriculture Regulation. He handed out the documents to all the members to review.

9. ADJOURNMENT - Mr. Curtin made a motion to adjourn the meeting, seconded by Mr. Gubbins and unanimously approved.