EAST HADDAM PLANNING AND ZONING COMMISSION

REGULAR MEETING MINUTES

January 10, 2023

7:15 pm

1. **CALL TO ORDER -** Crary Brownell called the meeting to order at 7:15 p.m. for the November 22, 2022, meeting.

2. **ATTENDANCE**

   COMMISSIONERS PRESENT: Crary Brownell (Chairman), James Curtin (Vice Chairman), Justin Anderson (Regular Member), Bernard Gillis (Regular Member), Ed Gubbins (Regular Member), Deborah Langdon (Alternate Member), Toni Dumaine (Alternate Member),

   COMMISSION MEMBERS ABSENT: Richard Pettinelli (Secretary), Louis Salicrup (Regular Member), Susan Kinsman (Alternate Member).

   Mr. Brownell appointed Ms. Langdon to sit in for Mr. Pettinelli and Ms. Dumaine for Mr. Salicrup.

3. **MINUTES –** December 13, 2022 – Correct attendance to add Mr. Gubbins to the present list. Correct the motion made for Taylor Lane & Daniels Road Estates Subdivision, acceptance of roadway to the following:
   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 with Mr. Curtin abstaining.

   December 13, 2022, minutes accepted as amended.

4. **BILLS – None**

5. **SITE PLAN REVIEW – #23-01 – 93 Ridgewood Road (property location), Mr. John Allegra (applicant & property owner). Site Plan Review, seasonal to year-round conversion Lake Hayward. Map 087, Lot 070.**

   First Date: January 10, 2023 **Last Date: March 11, 2023**

   Mr. Ventres stated that he received the application and a site plan from Dutch Associate's along with an architectural drawing. Mr. Ventres will be submitting all the paperwork to Liz Davidson, Chatham Health District's Sanitarian. Mr. Ventres said that he also needs to obtain an updated plan that shows the defined driveway, he also mentioned that the stormwater data will need to be addressed.

Jim Curtin made a motion to continue application #23-01 – 93 Ridgewood Road (property location), Mr. John Allegra (applicant & property owner). Site Plan Review, seasonal to year-round conversion Lake Hayward. Map 087, Lot 070, to the next regularly scheduled meeting, seconded by Mr. Gubbins and passed by unanimous vote.

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

The Commission discussed the proposed conditions for an approval for #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. Ventres read into record the proposed conditions of the approval. See attached approval letter.

Mr. Curtin made a motion to approve #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 with the conditions as stated that Mr. Ventres read into the record. They will be limited under A. B.C. D. F. and under food and beverages, noise and music, parking, bathroom facilities, signage and annual reporting, seconded by Mr. Gillis and passed by majority vote, Ms. Langdon opposed.

7. LANDUSE ADMINISTRATOR REPORTS

Mr. Ventres was contacted by the state of Ct to apply for the safety audit for Moodus Village Center. He has created a map and needs to obtain traffic data. He said that he will have this out by the end of the week. Mr. Ventres added that this is a state safety audit that the town has requested but only pertains to state roads.

Mr. Ventres informed the members that he has emailed Mr. Danielle McBride of D.O.T in regards to the parking inquiry, he has not heard back from him and he will try calling there to obtain some answers regarding parking.

8. ADJOURNMENT - Mr. Gubbins made a motion to adjourn the meeting, seconded by Ms. Dumaine and unanimously approved.