EAST HADDAM PLANNING AND ZONING COMMISSION

MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2

REGULAR MEETING MINUTES

March 28, 2023

1. **CALL TO ORDER –** Mr. Brownell called the meeting to order for the East Haddam Planning and Zoning Commission at 7:15 p.m.

2. **ATTENDANCE**

   PRESENT: Mr. Brownell (Chairman), Mr. Curtin (Vice Chairman), Mr. Pettinelli (Secretary), Mr. Gubbins (Regular Member), Mr. Gillis (Regular Member), Ms. Kinsman (Regular Member), Ms. Langdon (Regular Member).

   ABSENT: Mr. Anderson (Regular Member), Mr. Salicrup (Regular Member), Ms. Dumaine (Regular Member).

   Mr. Brownell appointed Ms. Kinsman to sit in for Mr. Anderson and Ms. Langdon to sit in for Mr. Salicrup.

3. **MINUTES – FEBURARY 14, 2023 -** Ms. Kinsman stated that Connecticut Landmark should read Connecticut Landmarks. She also noted that the word "request" needs to be added to the first paragraph under Land use Administrator Reports.

   February 14, 2023, minutes were accepted as amended.

4. **BILL S –** Halloran & Sage invoice in the amount of $100.00

   Mr. Curtin made a motion to pay the bill, seconded by Mr. Gubbins and unanimously approved.

5. **HOME OCCUPATIONS – Minor Applications**

   A. **Ms. Jessie Baudner, 32 Hungerford Road, Colchester, CT 06415.**

      Mr. Ventres informed the members that Ms. Baudner has submitted her home application along with a business narrative for her home industry, handcrafting personal care products to be sold online and with local vendors. She sent the home occupation notification letters via certified mail and there were no responses.

Mr. Curtin made a motion that Ms. Baudners home application be treated as a minor home occupation and that Mr. Ventres may approve the application administratively, seconded by Mr. Gubbins and unanimously approved.

6. DISSCUSSION

Update of adopted Gateway Standards – Mr. Ventres explained that there were some things that were supposed to be reviewed such as total floor area and he stated that the International Building Code is seven (7) feet for habitable space and the Gateway Standards are only six (6) feet in height. Mr. Ventres explained that the building needs to be in line with the building code for habitable space.

Mr. Pettinelli stated that he is concerned with the lighting. The commission discussed the lighting, setbacks, and height of the buildings. Ms. Langdon would like each of the members to have a copy of the exception letter.

Mr. Ventres informed the members that he emailed the Gateway Commission minutes regarding the exception to Attorney Matt Willis.

The members briefly discussed revising the conservation map.

7. PUBLIC HEARING

A. HOME APPLICATION - #23-02 – 65 Falls Road (property location), Mr. Andre Sico (property owner & applicant). Home occupation application review for dog training classes. Map 065, Lot 062.

Mr. Pettinelli read out loud the public hearing notice.

Mr. Ventres stated that he has received Mr. Sico's home occupation application and his business narrative. Mr. Sico sent his home occupation application notification letters out via certified mail and there were no issues.

Mr. Sico explained to the commission members that he and his fiancée would like to start a dog training class business. He explained to the commission members that they would like to hold training classes on Friday and Saturday's between 11:00 a.m. and 3:00 p.m. They would have six (6) dogs or less and the dog training would be held outside, they have two (2) fenced in areas and their driveway can easily hold six (6) vehicles for parking.

Mr. Curtin asked how the dogs would be contained and if the dogs would stay overnight. Mr. Sico explained that they would have dog crates and the dogs would be inside the home. The dogs would be contained in the crates when needed. He said a dog may come and stay a few nights without while it receives training. He does not intend to open a kennel for boarding and this would not be a kennel setup.

Ms. Kinsman asked if the classes are group training and what type of training will be offered. Mr. Sico stated that there is a large variety of training. He and his fiancé prefer to do service training. He said that in certain cases the owner would leave their dog a few days while the dog receives training.

Mr. Sico said that they intend to train six (6) dogs or e less with the classes being no more than two (2) hours. Mr. Sico explained that he would control any barking and noise by removing the dog from a situation and maybe bringing the dog inside the home until they calm down.

Mr. Ventres stated that he feels comfortable with the overnight boarding as long as it is for training purposes. Mr. Sico agrees.

Mr. Brownell opened the hearing to the public – no comments were offered.

Mr. Curtin made a motion to close the public hearing, seconded by Mr. Gubbins and unanimously approved.

Mr. Pettinelli made a motion to approve the Home Occupation Application #23-02 – 65 Falls Road (property location), Mr. Andre Sico (property owner & applicant). Home occupation application review for dog training classes. Map 065, Lot 062, for a home occupation application for review of dog training classes with the change and caveat that any boarding is for dog training purposes, seconded by Ms. Kinsman and unanimously approved.

8. **LANDUSE ADMINISTRATOR REPORTS –**

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