EAST HADDAM PLANNING AND ZONING COMMISSION

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

REGULAR MEETING MINUTES
April 11, 2023

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

2. **ATTENDANCE**

PRESENT: Mr. Curtin (Vice Chairman), Mr. Gubbins (Regular Member), Mr. Anderson (Regular Member), Mr. Gillis (Regular Member), Ms. Kinsman (Alternate Member), Ms. Langdon (Alternate Member), Ms. Dumaine (Alternate Member).

ABSENT: Mr. Brownell (Chairman), Mr. Salicrup (Regular Member), Mr. Pettinelli (Secretary).

Mr. Curtin asked that Ms. Kinsman sit in for Mr. Brownell, Ms. Langdon for Mr. Pettinelli and Ms. Dumaine for Mr. Salicrup.

3. **MINUTES – March 28, 2023**

- The titles for Ms. Kinsman, Ms. Langdon, and Ms. Dumaine to be corrected to read "Alternate Members".
- Ms. Langdon's statement expressing concern with the closeness of the adjacent property's houses and backyard being around 40 feet away from the dog training area, Ms. Langdon feels that it could be an issue in a residential zone. Ms. Langdon asked Mr. Ventres what recourse the neighbor would have if barking became an issue for them, to which he answered that it would be handled as a usual dog noise complaint, it would be addressed and mitigated.
- Under public hearing, second paragraph line four delete "or less".
- Under public hearing page three second paragraph delete "or less".

The minutes were accepted as amended.

4. **BILLS – None**

5. HOME OCCUPATIONS – Minor Applications

A) 58 Moodus Leesville Road, Mr. Michael Dalton

Mr. Ventres informed the members that Mr. Dalton submitted his application for a home occupation. Mr. Ventres said that Mr. Dalton has been making knives and selling them online. Some neighbors expressed concern about any noise that may occur. Mr. Ventres said that Mr. Dalton has been making knives in his basement and there have not been any complaints of noise. Mr. Ventres added that there would be no customers going to the property and that the knives would be sold online and mailed out.

Mr. Anderson made a motion to approve the home occupation application for 58 Moodus Leesville Road, Mr. Michael Dalton for a small business permit, seconded by Ms. Langdon and unanimously approved.

6. SITE PLAN REVIEW - #23-06 – 118 East Shore Drive (property location), Brian Hurlock (applicant & property owner), site plan review, seasonal to year-round conversion. Map 080, Lot 420.

Mr. Ventres informed the members that the application is for a seasonal to year-round conversion. He explained that the site plan shows an existing two-bedroom home on a 0.606-acre lot with a newly installed septic system and private well installed and completed in 2022.

For the record Mr. Ventres read out loud the approval letter from the Chatham Health Department for the site plan application.

The commission discussed the well and septic location. Mr. Ventres explained that all the utilities have been updated and the applicant has slowly been working on things to convert from seasonal to year-round.

Mr. Gubbins made a motion to approve the site plan for #23-06 – 118 East Shore Drive (property location), Brian Hurlock (applicant & property owner), site plan review, for seasonal to year-round conversion, Map 080, Lot 420, seconded by Ms. Langdon and unanimously approved.

7. DISSCUSSION

A. Update of adopted Gateway Standards

Mr. Ventres stated that he will be meeting with Attorney Mark Branse to discuss several issues. Mr. Ventres discussed the subject of the lot coverage issue and percentage of lot coverage.

The members had a brief discussion regarding two story structures, roof pitch and lighting. Ms. Langdon stated that walk out basements need to be addressed. She explained there is confusion if a walk out basement should be included in the total square feet.

The members discussed the regulations and habitable spaces and agree that there is confusion with walk out basements and if they should be included in the total square footage or not.

Mr. Ventres said that it is stated in the regulations that a walk-out basement or first floor, which is located entirely below the ground surface, shall not be included in the total square footage. Mr. Ventres added that the habitable area floor plan shows it should go into the calculation.

B. Farm Stands verses Farm Stores

Mr. Ventres would like the thoughts from the commission members regarding farm stands versus farm stores, specifically what you would typically expect to come from a farm and explain that there needs to be a level of where it starts and where it ends.

Mr. Ventres stated that there are a few farm stands that have a wide variety of products beyond farm products being sold. Mr. Ventres investigated regulations from other towns and reviewed some websites that are online from some farms. Mr. Ventres would like guidance from the commission members as well as from the Department of Agriculture and the Department of Consumer Protections. Mr. Ventres did reach out to both the Department of Agriculture and the Department of Consumer Protection, and they both would like to meet with him to discuss this topic further.

LANDUSE ADMINISTRATOR REPORTS - Mr. Casner addressed the commission to update the members that Mr. Ventres has been working with Connecticut Landmarks and River Trails to apply for a grant that was submitted. He is waiting to see if the grant goes through.

8. ADJOURNMENT - Mr. Gubbins made a motion to adjourn the meeting at 8:47 P.M. seconded by Ms. Langdon and unanimously approved.