EAST HADDAM PLANNING AND ZONING COMMISSION

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

REGULAR MEETING MINUTES

June 27, 2023

7:15 pm

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. Pettinelli (Secretary), Mr. Anderson (Regular Member), Ms. Langdon (Alternate Member), Mr. Salicrup (Regular Member), Mr. Gillis (Regular Member), Ms. Kinsman (Alternate Member), Ms. Dumaine (Alternate Member).

   ABSENT: Mr. Brownell (Chairman), Mr. Gubbins (Regular Member).

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   Mr. Curtin requested that Ms. Kinsman sit in for Mr. Brownell and Ms. Dumaine to sit in for Mr. Gubbins.

3. **MINUTES – May 23, 2023**

   Ms. Kinsman made a motion to accept the minutes as presented, seconded by Ms. Langdon, and unanimously approved.

4. **BILLS -** Bills presented.
   1. Halloran & Sage - $120.00
   2. Nathan L. Jacobson - $122.74

   A motion was made by Mr. Salicrup to pay the bills as presented, seconded by Mr. Gillis, and unanimously approved.

5. **SITE PLAN REVIEW – Application #23-07 - 128 Lakeshore Drive (property location), Pierre & Penelope Hill (property owners & applicants), Site plan review application for a conversion, seasonal to year-round. Map 80, Lot 303.**

   Mr. Ventres informed the members that this house was formerly a cottage that was destroyed by an oak tree and has been totally reconstructed, meeting today's building code. It has a full survey with a septic system and a proposed well site.

Mr. Ventres read the Chatham Health Districts letter approving the site plan review with the conditions noted in the letter dated June 22, 2023.

The commission members briefly discussed the application.

Mr. Salicrup made a motion to approve application #23-07 - 128 Lakeshore Drive (property location), Pierre & Penelope Hill (property owners & applicants), Site plan review application for a conversion, seasonal to year-round, with the conditions listed in the Chatham Health Department letter, Map 80, Lot 303, seconded by Ms. Dumaine, and unanimously approved.

6. HOME OCCUPATIONS – Minor Applications

A. 54 Millington Road (property location), Bethany Wawrzynowicz (applicant & property owner), home occupation for photography.

Mr. Ventres explained to the members that Ms. Wawrzynowicz would like to conduct her photography business at her home. Ms. Wawrzynowicz mailed the home occupation notification letter via certified mail, there were no responses. She has no customers that come to the home and has no signs on the property.

Mr. Anderson made a motion to approve 54 Millington Road (property location), Bethany Wawrzynowicz (applicant & property owner), home occupation for photography, seconded by Mr. Pettinelli and unanimously approved.

6. DISSCUSSION

A. Update of adopted Gateway Standards

Mr. Ventres will be updating the lighting and other definitions in the Zoning Regulations to be current with Gateway Standards.

B. Farm Stands verses Farm Stores

Mr. Ventres will email the Agriculture Commission, Economic Development Commission, and the Planning & Zoning Commission to establish a subcommittee of members from each commission and coordinate a meeting to address Farm business standards. Specific topics to address: Health & Safety, Location: impact on the neighborhood, and the percentage of farm goods sold that are produced on the farm. All meetings are open to the public.

7. LANDUSE ADMINISTRATOR REPORTS

Mr. Ventres requested that the commission members review the proposed East Haddam Village Plan that is posted on the East Haddam Town Hall website page, under the Redevelopment Agency.

8. ADJOURNMENT - Mr. Pettinelli made a motion to adjourn the meeting at 8:43 P.M., seconded by Mr. Salicrup and unanimously approved.

Respectfully Submitted,
Susan Magri