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

REGULAR MEETING MINUTES

December 12, 2023

7:15 pm

1. **CALL TO ORDER**

   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. Pettinelli (Secretary), Mr. Curtin (Vice Chairman), Mr. Gubbins (Regular Member), Mr. Gillis (Regular Member), Ms. Langdon (Alternate Member), Ms. Dumaine (Alternate Member), Ms. Kinsman (Alternate Member).

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

   Mr. Brownell requested that Ms. Kinsman sit in for Mr. Anderson and Ms. Dumaine for Mr. Salicrup.

3. **MINUTES – November 14, 2023**

   Pg. 3 under section c, correct to read First Selectman, Ms. Haines, second paragraph to read "like to go back to the engineer' and third to read "what the study is going to cost. Delete sentence, Mr. Pettinelli stated that the town needs a traffic engineer. Preliminary number as to what the study will look like should read "what the study will cost.

   Mr. Brownell accepted the November 14, 2023, minutes as amended.

4. **BILLS – Nathan Jacobson & Associates $1,162.86 and $754.51**

   Mr. Gubbins made a motion to pay the bills as presented, seconded by Ms. Kinsman and the vote passed unanimously.

5. **ACKNOWLEDGEMENT**

   A. **Application #23-12 – 1 Commerce Street (property location), Scully Land Development, LLC (applicant & property owner), proposed 60' X 155' industrial building. Map 027, Lot 067.**

      Mr. Curtin made a motion to set a public hearing date for January 09, 2023, seconded by Mr. Pettinelli and the vote passed unanimously.

B. Application #23-13 – 23 Main Street (property location), Allen Jacobs (applicant & property owner), proposed commercial building. Map 017, Lot 009

Mr. Curtin made a motion to set a public hearing date for January 09, 2023, seconded by Ms. Kinsman and the vote passed unanimously.

6. HOME OCCUPATIONS

A. 91 East Haddam Colchester Turnpike (property location), Mr. Brian Lebatique (applicant & property owner), office at property for welding & fabrication. Map 056, Lot 143.

Mr. Ventres explained that Mr. Lebatique has a welding business and that he has a small home office. There will not be any customers coming to the property and there will be no welding work taking place on the property. The applicants place of work is in Marlborough, CT, this application is for a home office only.

The commission members agreed for Mr. Ventres to issue an administrative approval.

7. DISCUSSION

A. Regulations Review

- **Update of adopted Gateway Standards**

Mr. Ventres said that he intends to contact Gateway so he can make a presentation to them to better explain to them why the building heights need to be changed.

- **Revised regulation for Childcare.**

Mr. Ventres stated that the regulations for childcare came from Attorney Barnes's model definitions, and he feels that everyone agreed that these looked acceptable.

- **Revised regulation for Forestry Practice.**

Mr. Ventres said that the regulations for Forestry Practice are all set; he informed the Commission that the Inland Wetland and Watercourses Commission will be reviewing Forestry Practice soon.

- **Special Exception approval time limits**

Mr. Ventres stated the time limits will need to be changed.

- **Certified Mail vs Certificate of Mailing**

Mr. Ventres said changing from certified mail to certificate of mailing is easy enough to do.

- **Farm Stands verses Farm Stores - Subcommittee Report**

Mr. Ventres said that there are several changes that need to be made to regulation. The members discussed the regulation changes, and he would like to hold a public hearing for all the regulation changes at the same time.

8. LANDUSE ADMINISTRATOR REPORTS

- Mr. Ventres said that the Town of Lyme has a petition for a regulation change for lots that do not have the proper frontage.

- Mr. Ventres spoke with the dog trainer that has a business located on Falls Road. He stated that he informed the owner that he will need to take down the signs that he recently put out on the property and that the owner will be taking them down as soon as possible.

- Mr. Ventres informed the members that the person that had the storage container located at 26 Plains Rd is now gone. He stated that he informed the person that for him to have the container there that it would need to meet the Chatham Health Department requirements as well as obtain an approval from them as well as the explaining that he needs to meet the fire code.

- The commission members are in support of Ms. Deborah Langdon, alternate member to a regular member and for Mr. Stephen Lohmeyer to the alternate position.

9. ADJOURNMENT Mr. Gubbins made a motion to adjourn the meeting at 8:25 p.m., seconded by Ms. Dumaine, the vote passed unanimously.

Respectfully Submitted,
Susan Magri