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

**January 23, 2024**

- **CALL TO ORDER -** Mr. Brownell called the meeting to order for the East Haddam Planning and Zoning Commission.

- **ATTENDANCE**

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

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

  **Mr. Brownell asked that Ms. Kinsman fill in for Mr. Anderson**

- **MINUTES – January 09, 2024**

  *First Page last paragraph, the applicant is a CT licensed massage therapist should be singular not plural. Under public hearings, second to last paragraph, correct wording from sublit to sublet. Page 3, second sentence, add the word "to".*

  **The Planning and Zoning minutes for January 09, 2024, were accepted as amended.**

- **BILLS – None**

- **ACKNOWLEDGEMENT -None**

- **HOME OCCUPATIONS**

  A. **Home Application -** 186 No Moodus Rd (property location), David Dupre (applicant & property owner), office for electrician business. Map 181, Lot 073.

Mr. Ventres said that the applicant has just sent out the notification letter to the abutters and there is a two-week waiting period before the application is able to be presented to the commission.

**Mr. Pettinelli made a motion to continue Home Application - 186 No Moodus Rd (property location), David Dupre (applicant & property owner), office for electrician business. Map 181, Lot 073 to the February 13, 2024, meeting, seconded by Mr. Curtain and the vote unanimously approved.**

**Mr. Curtin made a motion to change the order of business, seconded by Mr. Pettinelli and the vote passed unanimously.**

- **DISCUSSION**

  **A. Regulations Review**

  - **Update of adopted Gateway Standards – On Hold**
  - **Revised regulation for Childcare – On Hold**
  - **Revised regulation for Forestry Practice – On Hold**
  - **Special Exception approval time limits – On Hold**
  - **Certified Mail vs Certificate of Mailing – On Hold**
  - **Agricultural Regulation Review**

  Mr. Ventres informed the members that the Agricultural Commission approved the draft regulations at their November meeting. The Lower CT River Valley Regional Agricultural Council agrees that the number of animals was too low. Mr. Ventres said that Aaron Taylor, who is a member of the Agricultural Commission, asked that the final draft along with any other documents be sent to him, he will see the change that our commission has made regarding the number of animals. Mr. Ventres said that he will speak to them in person if needed.

  A brief discussion on the review of regulations ensued between the members. The commission agreed that all the regulations under review are on hold and waiting feedback from the public hearing.

- **LANDUSE ADMINISTRATOR REPORTS**

  **A. Moodus Village RFP –** Mr. Ventres said that the attorney has reviewed the request for proposals, and it has been posted to the town's website. It has also been sent to several firms that have responded in the past.

  Mr. Ventres informed the commission that he received an email from Mr. Tucker Salls, who is the Legislative Director at Desegregate CT. Mr. Salls would like to attend the March 26, 2024, meeting to present his Work Live Ride program to the commission. Mr. Ventres explained that this program engages in affordable housing.

Mr. Ventres informed the members that he has been reaching out to property owners regarding unregistered vehicles on their properties.

- **PUBLIC HEARINGS - 7:45 P.M. – CONTINUED**

**Mr. Pettinelli read into record the public hearing notice.**

**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.

First Date: 01-09-2024 Last Date: 02-13-2024

**Mr. Ventres read into record the letter from the Economic Development Agency, endorsing this project.**

Mr. Nemergut, P.E., handed out revised plans for the project to the members. He explained that the only change made relates to the dumpster location which was originally on the west side of the parking lot and is now located more towards Commerce Drive on the East side of the property.

The members discussed the location of the dumpster as well as the size of the proposed building and they all agreed that the best location for the dumpster is its original location shown on the original proposed plan. A discussion ensued about the screening of topsoil, the applicant explained to the commission that tat he only screens the topsoil once per year for a week or two.

Mr. Nemergut P.E, summarized the final plans of the proposal including the lighting plan. He discussed activities that would take place on the property with the commission members.

**Mr. Curtin made a motion to close the public hearing for 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; seconded by Mr. Gubbins and the vote passed unanimously.**

**Mr. Curtin made a motion to approve 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; with the following conditions:**

1. **The topsoil screening proposed on the site be limited to twice per year at the owner's discretion but no Sundays and no official Holidays.**
2. **The requirements of the Chatham health Department are adhered to.**
3. **The street lighting which runs along the driveway and in front of the building is set on motion detectors.**
4. **The buffer plantings are to be maintained by the property owner.**

**Seconded by Mr. Gillis and the vote passed unanimously.**

- **ADJOURNMENT**

**Mr. Gubbins made a motion to adjourn the meeting at 9:15 p.m., seconded by Mr. Pettinelli and the vote passed unanimously.**

*Respectfully Submitted*
*Susan Magri*