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

REGULAR MEETING MINUTES

February 27, 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. Pettinelli (Secretary), Mr. Gubbins (Regular Member), Ms. Langdon (Regular Member), Mr. Gillis (Regular Member), Stephen Lohmeyer (Alternate Member), Tonie Dumaine (Alternate Member), Ms. Kinsman (Alternate Member).

  ABSENT: Mr. Anderson (Regular Member).

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

- **MINUTES – January 23, 2024**

  Correct Ms. Langdon to show she is a regular member, pg. three eliminate last sentence and change screening topsoil to twice a year.

  The Planning and Zoning minutes for January 23, 2024, were accepted as amended.

- **BILLS – None**

- **ACKNOWLEDGEMENT**

- **Subdivision Review #24-04 - 42 Hemlock Valley Road Extension (property location), Paul & Lisa Newton (applicant & property owner). Map 002, Lot 043. Proposed Subdivision.**

  The commission discussed the Subdivision Review. Mr. Ventres stated that it is a four-acre lot, and they want to split into two acres each. The IWWC has already reviewed the plans. He said that the applicant would be prepared for a public hearing to be scheduled on March 26, 2024.

  Mr. Curtin made a motion to schedule a public hearing for March 26, 2024, for a Subdivision review for 42 Hemlock Valley Road (property location), Paul & Lisa Newton (applicant & property owner), Map 002, Lot 043, Proposed Subdivision, seconded by Mr. Pettinelli and vote passed unanimously.

- **HOME OCCUPATIONS**

A) PZC #24-01 - 186 No Moodus Road (property location), David Dupre (applicant & property owner), office for electrician business. Map 181, Lot 073.

Mr. Ventres explained that Mr. Dupre runs an electric company, he has an F150 pickup truck and that this is a minor application. The applicant would need a small home office. There will not be any customers coming to the property and there will be no work taking place on the property.

Mr. Pettinelli made a motion to approve PZC #24-01 - 186 No Moodus Road (property location), David Dupre (applicant & property owner), office for electrician business. Map 181, Lot 073, with the condition that any signage requires the review of the Land Use Department; seconded by Mr. Gillis and the vote passed unanimously.

B) PZC #24-02 – 135 Town Street (property location), Michael & Alison Gain (applicant & property owner), office for repair & maintenance services. Map 010, Lot 018.

Mr. Ventres explained that Mr. Gain is applying for a home office for a repair and maintenance company that he has. There will not be any customers coming to the property and there will be no work taking place on the property.

Mr. Curtin made a motion to approve PZC #24-02 – 135 Town Street (property location), Michael & Alison Gain (applicant & property owner), office for repair & maintenance services, Map 010, Lot 018, with the condition that any signage requires the review of the Land Use Department; seconded by Mr. Gillis and the vote passed unanimously.

C) PZC #24-03 – 101 Falls Road (property location), Sandra LaPlace (applicant), Brant Amacher (property owner), office for sale of herbs and ceramic products. Map 065, Lot 082.

Mr. Ventres explained that Ms. LaPlace would like to sell herbs that she intends to grow in the community garden and sell them at markets as well as sell ceramic products. She is applying for a small home office from which to do her paperwork. There will not be any customers coming to the property.

Mr. Gillis made a motion to approve PZC #24-03 – 101 Falls Road (property location), Sandra LaPlace (applicant), Brant Amacher (property owner), office for sale of herbs and ceramic products, Map 065, Lot 082, with the condition that any signage requires the review of the Land Use Department; seconded by Mr. Gubbins 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**

  The commission members discussed the regulation review. Mr. Ventres said that the Agricultural Commission has a meeting scheduled for Monday and he is waiting hear back from them.

  Mr. Gillis made a motion to schedule a Public Hearing for April 23,2024 for the Regulations Review, seconded by Mr. Gubbins and the vote passed unanimously.

- **LANDUSE ADMINISTRATOR REPORTS**

  A) Moodus Village RFP

  The commission discussed the status of the Moodus Village RFP. They discussed the grant options, contracts, and project timeline as well as steps that need to be taken at this point. Mr. Ventres explained that this would go before the subcommittee and then presented it is presented to the Planning & Zoning Commission.

  Mr. Brownell inquired about the status of Beebe Road, Mr. Ventres said that he is waiting on a response from the engineer, Mr. Ventres explained that once a written response is received from the engineer that he will get the Inland Wetlands & Water Course Commission out there. Mr. Brownell asked that Mr. Ventres keep him informed on the status regarding Beebe Road.

  The commission discussed the conditions of private roads and roads around the lake area in town. A discussion pursued regarding the roads and who is responsible for maintaining certain roads in town as well as Home Associations maintain private roads.

- **ADJOURNMENT**

  Mr. Gubbins made a motion to adjourn the meeting at 8:27, seconded by Ms. Langdon and the vote passed unanimously.

Respectfully Submitted
Susan Magri