

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

REGULAR MEETING MINUTES

March 26, 2024

- **CALL TO ORDER** - Mr. Brownell called the meeting to order for the East Haddam Planning and Zoning Commission at 7:15 p.m.

- **ATTENDANCE**

PRESENT: Cary Brownell (Chairman), Jim Curtin (Vice Chairman), Richard Pettinelli (Secretary), Ed Gubbins (Regular Member), Deborah Langdon (Regular Member), Susan Kinsman (Alternate Member).

ABSENT: Justin Anderson (Regular Member), Tonie Dumaine (Alternate Member), Bernard Gillis (Regular Member), Stephen Lohmeyer (Alternate Member).

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

- **MINUTES – February 27, 2024**

Under Land Use Administrator report, first paragraph last sentence delete presented it and in last paragraph replace with Lake Hayward areas in town, add responsibilities to maintain private roads.

The minutes for February 27, 2024, were accepted as amended.

- **BILLS – None**

- **ACKNOWLEDGEMENT**

A. Text Amendment – Christopher & Janet Antilla, for a used car dealership inside the building at 423 East Haddam Moodus Road.

Mr. Ventres explained in detail what the applicant proposes to do, which is to open a used car dealership located at 423 East Haddam Moodus Road.

Mr. Ventres explained that because automobile sales is not included in the regulations for Moodus, the applicant is requesting an official text amendment. He added that the applicant would like to purchase high end vehicles, store them at the location, and sell them online. The applicant would be requesting the text amendment and then move forward with applying for the use.

Discussion ensued regarding the text amendment and what the applicant is proposing as well as several other topics relating to automobile dealerships, importance of visibility and signage. Mr. Ventres explained that the text amendment would apply to the entire zone, not just one building, the goal is to clarify regulations related to car dealerships. Mr. Ventres said that the language for the amendment needs to be carefully considered. The commission requested Mr. Ventres to look at other regulations, so they had options to consider.

Mr. Curtin made a motion to schedule a public hearing on May 14, 2024, seconded by Mr. Anderson and the vote passed unanimously.

- **PRESENTATION - Work Live Ride Proposal/Presentation – Mr. Tucker Salls, Legislative Director at Desegregate CT**

No one was present from Desegregate CT, Work Live Ride; the presentation will be rescheduled.

- **Home Occupation Applications – None**

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

- **LANDUSE ADMINISTRATOR REPORTS**

Mr. Ventres stated that many roads are very bad now and that there is a lot of flooding around the town and that there are drainage issues around Lake Hayward. Mr. Ventres said that he met up with the Lake Hayward Preserve developer and engineer and that they are going to start working on the lower road after April 15th. He added that it has been cut open and they will be bringing a screener to the location, there will also be soil testing for the subbase.

Mr. Ventres informed the members that he has been reaching out to residents in town regarding debris and unregistered vehicles on their properties.

Mr. Ventres also reached out to Cold Spring Road property owner and had a discussion with them regarding several items on the property that need to be removed. The members discussed observations of items that have been recently seen and that need to be addressed such as old washing machines, dryers, job boxes etc. Debris has been noticed near Silas Holmes Road where assorted items were strewn about.

Mr. Ventres informed the members that the Town of Colchester is working on some Regulation Amendments such as childcare and the standards for affordable housing and that they will be having a Public Hearing on June 17, 2024.

- **Moodus Village RFP**

The members agreed that the presentation was very good. Mr. Ventres will check the allocation of the funds for the project.

- **DISCUSSION**

Ms. Kinsman asked the members if they can supply a report for the request for proposal that the Subcommittee submitted. Ms. Kinsman asked Mr. Brownell why the Planning and Zoning Commission members were not notified about the Subcommittee meeting.

Mr. Brownell replied stating that this is a Subcommittee that had been set up for a very long time. He added that the Subcommittee is kept small for them to get the work done so that items can then be presented to the full Committee, this way time is not wasted with many people asking many questions.

Mr. Pettinelli added that this was Executive Session because the pricing was discussed without Award of Contract.

Mr. Brownell confirmed that the Subcommittee did decide to move ahead with the contract and as a Subcommittee it was their decision to put it out to bid and hear who came in front of us.

Mr. Ventres added that it was decided to send it to the Board of Selectman with a recommendation.

Ms. Kinsman stated that she objects to the way this subcommittee was handled and she expressly asked to be allowed to be present at that Subcommittee meeting and was told that the public would not be allowed at the Subcommittee meeting because of the Executive Session and the fact that there was no contract in place. Ms. Kinsman also stated that she does not consider members and alternate members of the commission to be members of the public for this purpose.

Mr. Pettinelli stated that has made numerous presentations for towns and he has never been before full board before.

For the record Ms. Kinsman stated that she objects to the procedure that was followed.

- **PUBLIC HEARINGS**

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

Mr. Ventres stated that the applicant did not get his notification letter out in time for the meeting.

Mr. Ventres stated for the record that the applicant for PZC#24-04 – 42 Hemlock Valley Road Extension (property location), Paul & Lisa Newton (applicant & property owners). Map 002, Lot 043. Proposed Subdivision has asked for a continuance due to not having sent their notification letters out to the abutters in time.

Mr. Pettinelli made a motion to continue PZC#24-04 – 42 Hemlock Valley Road Extension (property location), Paul & Lisa Newton (applicant & property owners). Map 002, Lot 043. Proposed Subdivision to April 23, 2024, seconded by Mr. Curtin and the vote passed unanimously.

- **ADJOURNMENT**

Mr. Gubbins made a motion to adjourn the meeting at 8:58 p.m. seconded by Mr. Curtin and the vote passed unanimously.

Respectfully Submitted
Susan Magri