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

June 25, 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: Crary Brownell (Chairman), Jim Curtin (Vice Chairman), Ed Gubbins (Regular Member), Deborah Langdon (Regular Member), Bernard Gillis (Regular Member), Toni Dumaine (Alternate Member), Stephen Lohmeyer (Alternate Member).

  ABSENT: Justin Anderson (Regular Member), Richard Pettinelli (Secretary), Susan Kinsman (Alternate Member).

  OTHERS PRESENT: Mr. Ventres, (Land Use Administrator), Mr. Richard Marks, Fox Hopyard Golf Course, LLC.

  Mr. Brownell asked that Ms. Dumaine fill in for Mr. Pettinelli.

- **MINUTES –June 11, 2024**

  Correct grammatical errors.

  The minutes for June 11, 2024, accepted as amended.

- **BILLS - Halloran Sage – Professional Services - $40.00**

  Mr. Curtin made a motion to pay the bill as presented, seconded by Mr. Gubbins and the vote passed unanimously.

- **HOME OCCUPATION APPLICATION**

  A. PZC#24-15 - 68 Schulman Veselak Road (property location), Lee & Simeone Tine (applicant & property owners). Map 050, Lot 049. Laser engraving of firearms.

  Mr. Ventres informed the commission that the applicant will be doing work from his home, it entails engraving of firearms and other items. The applicant intends on obtaining his Federal Firearms License. Mr. Ventres added that the applicant submitted a narrative with his application.

There will not be any customers going to the property, only shipment deliveries to the home. Discussion ensued regarding manufactures regulatory standards, federal regulations and ATF guidelines and Federal Firearms License. The commission agrees that no signs or visible indications of the business should be present at the home.

Mr. Curtin made a motion to approve PZC#24-15 - 68 Schulman Veselak Road (property location), Lee & Simeone Tine (applicant & property owners). Map 050, Lot 049. Laser engraving of firearms; seconded by Mr. Gillis and the vote passed unanimously.

B. PZC#24-16 - 250 Mt Parnassus Road (property location), Robert & Barbara Gaudio (applicants & property owners). Map 039, Lot 051. Crafting leather & woven products to be sold online.

Mr. Ventres explained that the applicant has submitted her application, fee, and the proof of mailing. He stated that Ms. Gaudio intends to create leather and woven products to sell online. There will be no customers going to the property and she will not have a sign on the property. She will be selling her products online and at times a UPS truck will be stopping at the property for deliveries. It will be a quiet and efficient operation from their home.

Mr. Curtin made a motion to approve PZC#24-16 - 250 Mt Parnassus Road (property location), Robert & Barbara Gaudio (applicants & property owners). Map 039, Lot 051. Crafting leather & woven products to be sold online.

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

- **LAND USE ADMINISTRATOR REPORT**

Mr. Ventres stated that Competition Automotive, LLC is occupying the space at the Brownell property. The applicant has submitted the Change of Use Form. Mr. Ventres informed the members that the Building Official, Fire Marshal as well as himself visited the Brownell property to conduct a walk through. There are minor adjustments needed, such as changing sprinkler heads and adding an emergency pull cord to the handicap bathroom. Also, there may be requirements under the zoning regulation regarding the signage.

- **Business Change of Use Form**

Mr. Curtin made a motion to approve the Business Change of Use Form, approved by Mr. Gubbins and the vote passed unanimously.

A brief discussion ensued regarding the current tree project in town.

Mr. Gubbins made a motion to change the order of business, seconded by Ms. Langdon, and the vote passed unanimously.

- **PUBLIC HEARINGS – 7:45 p.m.**

  Mr. Brownell read into the record the public hearing legal notice for PZC#24-14 - Fox Hopyard Golf Club, LLC (applicant & property owner), 1 Hopyard Road (property location). Map 014, Lot 04 & 51. Proposed swimming pool, pool house and pickleball courts.

  A. PZC#24-14 - Fox Hopyard Golf Club, LLC (applicant & property owner), 1 Hopyard Road (property location). Map 014, Lot 04 & 51. Proposed swimming pool, pool house and pickleball courts.

  Mr. Ventres informed the commission members that the only thing outstanding for this application was the Chatham Health District Review and that the single-family homes needed to be deleted from the plan as the homes did not have their final designs. When the time comes the homes will be individually reviewed. The Chatham Health District Review confirms the compliance with the Connecticut Public Health Code. The stormwater drainage and driveway layout remain unchanged, and modifications were made to the septic system based on updated soil test results.

  Mr. Ventres read into the record the approval letter from the Chatham Health Department dated 6-25-2024.

  Mr. Brownell asked if there are any questions or comments from the public.

  Mr. Richard Marks of Foxhopyard Golf Course, LLC, stated that the plans have been revised. He added that the single-family homes were deleted from the plans, the emergency road, which would be the main road, remained in the plans. He stated that the pool house will serve showers and a snack bar and the grease trap in the kitchen has been updated.

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

Mr. Curtin made a motion to approve PZC#24-14 - Fox Hopyard Golf Club, LLC (applicant & property owner), 1 Hopyard Road (property location). Map 014, Lot 04 & 51. Proposed swimming pool, pool house and pickleball courts, with the conditions noted in the June 25, 2024, Chatham Health District letter; seconded by Ms. Dumaine and the vote passed unanimously.

- **ADJOURNMENT: Mr. Gubbins made a motion to adjourn the meeting at 8:00 P.M. seconded by Mr. Curtin and the vote passed unanimously.**

Respectfully Submitted
Susan Magri