East Haddam Planning and Zoning Commission
and
East Haddam Economic Development Commission
Subcommittee
Special Meeting Minutes
Municipal Office Complex, 1 Plains Road, Meeting Room #4
July 09, 2024
6:30 p.m.

- **Call to Order -** Crary Brownell called the meeting to order at 7:00 p.m.
- **Attendance -** Crary Brownell (PZC), Richard Pettinelli (PZC), Ed Gubbins (PZC), Irene Haines (BOS), Michael Robidoux (EDC), Bob Casner (EDC), David Merrick (EDC).
  Additional Attendees: Jim Ventres, Land Use Administrator, Robert C. Collins, Principal Planner.
- **Moodus Center Master Plan**
  Robert C. Collins and SLR Associates – Moodus Center Master Plan Development Review.

The members discussed the traffic situation, there is significant local traffic in East Haddam, outside traffic is not reaching the area, which might explain the lack of Dunkin Donuts, as there is low daily traffic volume in the area.

The Master Plan consists of several components. Discussion ensued regarding the below components:

Research and Analysis Phase: This is where understanding of the current situation and gather relevant data.
Community Engagement Process: This is kicked off with the Community Survey, followed by workshops.
Synthesizing Information: After collecting data, we will analyze and synthesize it.
Visioning: This step involves creating a vision for the project.

Moodus Center Master Plan Review – Robert C. Collins

The architecture team is conducting an analysis, reviewing existing plans, and assessing design elements.

The Zoning Regulations will be reviewed as well, this is crucial for compliance and successful project execution. The Community Engagement team is actively engaging with the community, and the stakeholder interviews have taken place. The Community Survey and Notifications will allow people to participate and provide their email addresses if they want to be notified of upcoming events. The email addresses will be kept private, and notifications will follow the town's procedures. The Website has been updated and the link for the survey is already live on the website.

Moodus benefits from its proximity to the river, forested land, and rock outcrops. These natural features contribute to the village's unique character. While the Senior Center and the trail are

notable public spaces within Moodus, there is also the Machimoodus State Park. The park, although slightly outside the core, offers recreational opportunities and scenic beauty. Moodus has both its central core and an outer band, so exploring beyond the commercial area can reveal additional specific features.

The survey aims to identify what attractions and municipal buildings people currently visit in the town. This information will help emphasize these areas in the final plans. Mr. Ventres mentioned that the library, senior center, and municipal building might be missing from the list. These daily functions could be significant reasons why people come to the town.

Also, the distinction between individual shops and shopping plazas is relevant. Understanding where people shop can guide future development or promotion efforts. The next question focuses on improving the town center's community character. This input will guide landscape architecture decisions. Community spaces are likely to be a key consideration.

Discussion took place regarding Affordable Housing. The questionnaire focuses on housing in the Village Center. For affordable housing, it is important to acknowledge that there may be too little of it, even if there is not currently any. Affordable housing or Workforce housing emphasizes that these are homes for people with jobs that need housing.

The members discussed Economic Development in the area, it aims to create improved and broadly shared economic well-being and quality of life for communities. Also, when planning new centers, consideration of the types of commercial uses are considered. Such categories would be facilities such as medical facilities, groceries, personal services.

Also, creating connections between the campground, golf course and the plaza could encourage visitors to stay in the area and explore multiple businesses. Members expressed their opinions on local roads, transportation, and pedestrian and bicycling options.

Survey timing and proposed start date were discussed and it was mentioned that a news article has already been published, announcing the survey plans. The survey is currently planned to run from July to August, but there are concerns about pushing it back too far. The second workshop is intended to be held before the Christmas holidays, so delaying the second workshop until January might not be ideal due to winter weather. The goal is to have a good response rate, and if it is flat, they will consider extending the survey. Initially, they might set a brief period (e.g., August 1st to the 15th) to encourage prompt participation but can extend it later if needed.

Mr. Gubbins made a motion to adjourn the meeting at 7:36 p. m, seconded by Mr. Pettinelli, and the vote passed unanimously.

Respectfully Submitted
Susan Magri