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

August 13, 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), Bernard Gillis (Regular Member), Susan Kinsman (Alternate Member).

  ABSENT: Justin Anderson (Regular Member), Richard Pettinelli (Secretary), Ed Gubbins (Regular Member), Deborah Langdon (Regular Member), Stephen Lohmeyer (Alternate Member), Toni Dumaine (Regular Member).

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

- **MINUTES –June 25, 2024 -** Correct discrepancy in attendance.

  The minutes were accepted as amended.

- **BILLS – None**

- **ACKNOWLEDEMENTS – None**

- **HOME OCCUPATION APPLICATION**

  A. PZC # 24-18 - 4 Benjamin Lane (property location), Sebastian Russo (applicant), Michael & Amanda Russo (property owners). Map 013, Lot 022. Candle making.

Mr. Ventres stated that the applicant has submitted his application and proof of mailing for his application. The applicant, Mr. Russo explained that the candle making process involves remelting beeswax, no oils are used and there is no odor associated with the process and that the work area is located in the basement of the home. The wax melter used is electric, so there are no open flames or burners, a Fire Department Inspection is not required, and the unit is small (less than a foot by a foot). Mr. Ventres stated that no customers visit the house and deliveries are managed through services like UPS.

The commission members discussed the covenants for Benjamin Lane, and they do not explicitly prohibit home occupations.

Mr. Curtin made a motion to approve PZC # 24-18 - 4 Benjamin Lane (property location), Sebastian Russo (applicant), Michael & Amanda Russo (property owners). Map 013, Lot 022. Candle making; seconded by Mr. Gillis and the vote passed unanimously.

- **LOT LINE AMENDMENT**

A. PZC#24-17 - Michael Shaw (applicant), 2 Clark Gates, Map 065, Lot 189 (property location) and 50 North Moodus Road, Map 065, Lot 184, (property location), 50 North Moodus LLC (property owner). Lot line amendment.

Mr. Ventres explained to the commission members that the property joins the applicant's brother's property, and that the driveway alignment has a slight topographic change. The applicant wants to purchase a triangular portion of the property.

The shaded area represents a buffer required between lots. It was noted that the GIS site incorrectly labeled a 30-foot grading easement, it should be a buffer easement.

Ms. Kinsman made a motion to approve PZC#24-17 - Michael Shaw (applicant), 2 Clark Gates, Map 065, Lot 189 (property location) and 50 North Moodus Road, Map 065, Lot 184, (property location), 50 North Moodus LLC (property owner). Lot line amendment, seconded by Mr. Gillis and the vote passed unanimously.

- **LAND USE ADMINISTRATOR REPORT**

Mr. Ventres stated that the Economic Development Commission has requested information about dynamic signs. These are signs that flash, rotate, or have other moving elements. Currently, these types of signs are not permitted in the specified zones. However, neon signs (which are lit but not dynamic) are allowed. Neon signs are no longer commonly used; instead, businesses often use LED signs. Therefore, regulations may need to be updated to account for this change.

Mr. Ventres informed the commission members that the Goodspeed Opera House is planning to resurface its parking lot as well as construct an accessible ramp. While they do not intend a significant expansion, they will implement stormwater control measures, lighting, and the required number of handicap parking spaces. The project will also involve excavation and drainage work, which requires approval from the Wetlands Commission.

Mr. Ventres added that the applicant is going before the Historic District Commission as well as the Planning and Zoning Commission.

ADJOURNMENT: Mr. Curtin made a motion to adjourn the meeting at 8:40 P.M. seconded by Mr. Gillis and the vote passed unanimously.

Respectfully Submitted, Susan Magri