EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2
REGULAR MEETING MINUTES
November 12, 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), Deborah Langdon (Regular Member), Susan Kinsman (Alternate Member), Toni Dumaine (Alternate Member).

  ABSENT: Richard Pettinelli (Regular Member), Stepehen Lohmeyer (Alternate Member) Bernard Gillis (Regular Memer).

  Mr. Brownell asked that Ms. Kinsman sit in for Mr. Gillis and Ms. Dumaine for Mr. Pettinelli.

- **MINUTES –** October 8, 2024 – Amend minutes to clarify that there ae no existing noise regulations for woodworking machinery in residential areas.

  BILLS – None

- **HOME OCCUPATION APPLICATIONS**

  A) Application #24-22 – 45 Alger Road (property location), Robert Garstka (applicant & property owner. Map 047, Lot 057. Woodworking, Home Occupation.

  First Date 10/08/2024 Last Date 11/12/2024

  The commission members discussed the neighbor's concerns regarding noise from equipment and foot traffic. The applicant agreed to operate the business with no visitors to the home in order to address the neighbor's concerns. The commission discussed the noise generated by the woodworking equipment and confirmed that it was not a significant issue for the neighbors.

  Mr. Gubbins made a motion to approve Application #24-22 – 45 Alger Road (property location), Robert Garstka (applicant & property owner. Map 047, Lot 057. Woodworking, Home Occupation; seconded by Mr. Curtin and the vote passed unanimously.

B) Application #24-25 – 6 White Sands Road (property location), Ryan McGrath (property owner & applicant). Map 066, Lot 231. Landscaping business.

Mr. Ventres stated that the applicant has submitted the application and the proof of mailing. Mr. Ventres stated that one neighbor was concerned about potential noise from construction equipment. The applicant clarified that no heavy equipment would be stored or operated on the property. Mr. McGrath, applicant, initially misunderstood the description of equipment to be stored on the property, listing items that suggested a construction company. The application was revised to clarify the nature of the business. The business will be used for office space only, with no customers, deliveries, or public access. The equipment is stored off-site in East Hampton, Ct. There will be only the applicants' personal truck and work trailers on the property. The applicant's wife also runs a hairdressing business that operates off-site, she travels to clients and her business does not take place at the property.

Mr. Curtin made a motion to approve Application #24-25 – 6 White Sands Road (property location), Ryan McGrath (property owner & applicant). Map 066, Lot 231. Landscaping business: seconded by Ms. Dumaine and the vote passed unanimously.

- **SITE PLAN REVIEW**

A) Application #24-23 -161 Lake Shore Drive (property location), Christopher & Jennifer Popolizio (applicant & property owner). Map 080, Lot 216. Conversion to year-round.

First Date: 11-12-2024 Last Date: January 16, 2025

Mr. Ventres described the property stating that it has its own well and requires a new septic system to comply with the regulations for year-round use. The site plan was prepared by Dutch and Associates which includes a new septic system design. Chatham Health District confirmed the septic system design complies with the Connecticut Public Health Code and that additional requirements include proper abandonment of the existing leaching field and specific installation guidelines. Mr. Ventres stated that notifications were sent to the abutters, one neighbor reviewed the map and was satisfied with the septic system location. Discussion on whether the proposed shed location meets setback requirements, options include relocating the shed, reducing its size, or seeking a variance.

Mr. Curtin made a motion to approve Application #24-23 -161 Lake Shore Drive (property location), Christopher & Jennifer Popolizio (applicant & property owner). Map 080, Lot 216. Conversion to year-round; seconded by Ms. Langdon and the vote passed unanimously.

- **REVIEW**

  A) 24-24 - Acceptance of the Tree Bridges Road Cemetery - .27 acres on Three Bridges Road.

  The cemetery acceptance was reviewed to ensure it aligns with the town's plan of conservation and development, particularly historic preservations. The cemetery includes graves of historical figures, and the site has been maintained by the town due to its historical value. The current owners agreed to transfer ownership to the town. The commission recommended that the Board of Selectmen accept the property.

  Mr. Curtin made a motion to accept Tree Bridges Road Cemetery - .27 acres on Three Bridges Road, seconded by Mr. Gubbins and the vote passed unanimously.

- **DISSCUSION**

  The commission noted that Justin Anderson resigned because his second shift work schedule made it impossible for him to attend meetings. The commission discussed his replacement and noted that Toni Dumaine is an independent and it was recommended that she fill Justin's position. The commission will need a letter of recommendation to the Board of Selectman.

- **The commission took a five-minute break.**

A) Discussion - Homeland Towers, LLC and Cellco Partnership d/b/a Verizon Wireless - plans to construct a wireless telecommunications facility in the southwest portion of a 2.09-acre parcel 196 East Haddam-Colchester Turnpike in East Haddam, Connecticut

The commission discussed the construction of a wireless telecommunication facility located at the southwest portion of a 2.09-acre parcel at 196 East Haddam Colchester Turnpike. A public presentation was held, a complete siting council application has not been provided yet. The noise impact details and coverage maps for the existing site at the transfer station and proposed tower at different heights still are needed.

The commission discussed the visual impact of the facility, discussion ensued about the co-locating an existing pole at the transfer station, the pole could potentially extend to 190 feet if a carrier is wiling to pay for it. It was noted that a photo simulation will be used instead of a balloon test.

The next steps are to review the complete application, and coverage maps along with the noise impact details.

- **LANDUSE ADMINISTRATOR REPORTS**

ADOURNMENT – Mr. Gubbins made a motion to adjourn the meeting at 8:25 p.m. seconded by Ms. Dumaine and the vote passed unanimously.

Respectfully submitted,
Susan Magri