EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2
REGULAR MEETING MINUTES
December 10, 2024

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

- **ATTENDANCE**

  PRESENT: Jim Curtin (Vice Chairman), Richard Pettinelli (Regular Member), Ed Gubbins (Regular Member), Stephen Lohmeyer (Alternate Member), Bernard Gillis (Regular Member), Susan Kinsman (Alternate Member), Toni Dumaine (Alternate Member).

  ABSENT: Crary Brownell (Chairman), Deborah Langdon (Regular Member).

- **MINUTES –** November 12, 2024 – Correct grammatical errors. Corrected, Toni Dumaine is a registered Republican, not an Independent.

- **BILLS –** None

A) ACKNOWLEDGEMENT – Application - PZC#24-27 – 432 Town Street (property location), Scott Erlandson (applicant & property owner). Map 037, Lot 067. Proposed industrial addition to existing building located in the IG Zone.

Mr. Ventres explained that the applicant would like to create an addition for industrial use to the existing building. The applicant will be before the Inland Wetland and Watercourses Commission in December and January. Construction diagrams will be provided for the public hearing. The reserve area must be retested with the Chatham Health District.

Mr. Gubbins made a motion to schedule a public hearing for January 28, 2025, for Application - PZC#24-27 – 432 Town Street (property location), Scott Erlandson (applicant & property owner). Map 037, Lot 067. Proposed industrial addition to the existing building located in the IG Zone; seconded by Ms. Dumaine and the vote passed unanimously.

- **HOME OCCUPATION APPLICATIONS**

A) Application - PZC#24-26 59 Sarah Baker Road (property location), Sara Jane Davis (applicant), 4 Maples LLC (property owner). Map 043, Lot 009. Caregiver.

First Date: November 26, 2024, Last Date: January 28, 2025

Mr. Ventres stated that the applicant submitted her application and proof of mailing and that there will be no customers going to the property. The applicant is a caregiver and will be traveling to her customers' homes.

Mr. Gillis made a motion to approve Application - PZC#24-26 59 Sarah Baker Road (property location), Sara Jame Davis (applicant), 4 Maples LLC (property owner). Map 043, Lot 009. Caregiver: seconded by Mr. Gubbins, and the vote passed unanimously.

- **DISCUSSION**

A) 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.

Mr. Ventres stated that Homeland Towers provided coverage maps from 126 Parker Road, the transfer station site of 160' and 195'. The coverage maps did not reach East Haddam Colchester Turnpike and sections of the Upper Moodus Reservoir and Bashan Lake. The Commission discussed other cell tower sites and speculated where additional tower will be located. It was noted that there are dead spots around Town Street and Mt. Parnassus intersection, East Haddam Village and Tylerville in Haddam. The applicant said that a photo simulation will be submitted to the Siting Council with a complete application. The next step is to review the complete application when submitted to the Siting Council.

- **LANDUSE ADMINISTRATOR REPORTS**

ADOURNMENT – Mr. Gubbins made a motion to adjourn the meeting at 7:58 p.m. seconded by Mr. Pettinelli and the vote passed unanimously.

Respectfully submitted,
Susan Magri