EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2
REGULAR MEETING MINUTES
January 14, 2025

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), Bernard Gillis (Regular Member), Deborah Langdon (Regular Member), Toni Dumaine (Regular Member), Susan Kinsman (Alternate Member).

ABSENT: Crary Brownell (Chairman), Stephen Lohmeyer (Alternate Member).

Mr. Curtin asked that Ms. Kinsman sit in for Mr. Brownell.

Commission Members: The commission discussed and confirmed who are currently regular and alternate members.

MINUTES

December 10, 2024 – Correction to the discussion regarding cell towers.

BILLS

Nathan L. Jacobson & Associates - $312.18

Halloran & Sage - $40.00

A motion to pay the bills was made by Mr. Pettinelli, seconded by Mr. Gubbins and the vote passed unanimously.

HOME OCCUPATION APPLICATIONS

Application PZC#24-28 – 8 Pratt Lane (property location), Anthony & Tanisha Bergeron (property owner & applicant). Map 048, Lot 089. Proposed cottage kitchen.
First Date: February 14, 2025
Last Date: March 20, 2025

Mr. Ventres stated that the applicant submitted her application and proof of mailing for the proposed kitchen cottage business. There were no replies from any residents. The commission members discussed the cottage food operations and the guidelines. The applicant has attached the Connecticut guidelines for cottage food cottage operations, she must register with the state

and submit product labeling. The business will operate entirely within the home, with no external structures or outdoor kitchens. The business is considered minor and will not have public health inspections. The applicant must obtain a food certification license from the state. The commission members discussed well testing requirements for food service licenses.

The commission members agreed by census to approve Application PZC#24-28 – 8 Pratt Lane (property location), Anthony & Tanisha Bergeron (property owner & applicant). Map 048, Lot 089. Proposed cottage kitchen.

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 at 196 East Haddam-Colchester Turnpike in East Haddam, Connecticut.**

The commission members discussed the cell tower locations and reception issues, expressing concerns that not all towers are being fully utilized and that Verizon plans to fill coverage gaps with new towers. There may be potential new tower locations, including the transfer station site.

Mr. Ventres will provide mapping of the existing tower locations, and which carriers are on the towers for the next meeting.

LAND USE ADMINISTRATOR REPORTS

The Connecticut Bar Continuing Education Training Seminar – The CT Bar Continuing Education Training Seminar is scheduled for March 22, 2025, with a registration deadline of February 26, 2025.

Cumberland Farms Development – Cumberland Farms submitted a set of preliminary plans to Mr. Ventres for the convenience store and gas station. The development will include a convenience store with a welcoming design, and a large assortment of food service items, snacks, drinks, and other necessities. The project is being designed to meet local zoning regulations and community needs.

The commission members discussed people that are living in seasonal homes all year. Discussion ensued regarding requirements for conversions.

ADJOURNMENT – Mr. Gubbins made a motion to adjourn the meeting at 8:10 p.m. seconded by Ms. Langdon the vote passed unanimously.

Respectfully submitted,
Susan Magri