EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2
REGULAR MEETING MINUTES
January 28, 2025

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), Richard Pettinelli (Regular Member), Bernard Gillis (Regular Member), Deborah Langdon (Regular Member), Toni Dumaine (Regular Member), Stephen Lohmeyer (Alternate Member), Susan Kinsman (Alternate Member).

ABSENT: Ed Gubbins (Regular Member).

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

MINUTES – January 14, 2025 – Amend the minutes to reflect that cottage kitchens are not inspected but must be certified and what the document requirements for cottage food operations.

BILLS - None

HOME OCCUPATION APPLICATIONS

A) Application #25-01 – 161 Mt. Parnassus Road (property location), Blake Todd Smith (applicant), Holly Smith (property owner). Map 038, Lot 028. Pet sitting and dog walking at clients' homes.
First Date: January 28, 2025
Last Date: March 04, 2025

Mr. Ventres stated that the applicant submitted the proof of mailing, there were no replies from any residents. The applicant will be working at clients' homes and there will be no customers coming to the property. The dog sitter takes reservations, goes to client's property, walks the dog, and other requested tasks.

Mr. Curtin made a motion to accept Application #25-01 – 161 Mt. Parnassus Road (property location), Blake Todd Smith (applicant), Holly Smith (property owner). Map 038, Lot 028. Pet sitting and dog walking at clients' homes; seconded by Mr. Pettinelli and the vote passed unanimously.

B) Application #25-02 – 44 Beebe Road (property location), Catherine Bowe (applicant & property owner). Map 068, Lot 015. Floral business for weddings and events.
First Date: January 28, 2025
Last Date: March 04, 2025

Mr. Ventres stated that the applicant submitted the proof of mailing, there were no replies from any residents. Mr. Ventres added that the applicant will be providing floral arrangement services for weddings and special events and that there will be no customers coming to the property. The business involves buying wholesale flowers, creating arrangements for weddings and events. The applicant will have a home office at the property, the applicant will be meeting with clients either at the client's house or online.

Mr. Curtin made a motion to approve Application #25-02 – 44 Beebe Road (property location), Catherine Bowe (applicant & property owner). Map 068, Lot 015. Floral business for weddings and events; seconded by Ms. Dumaine and the vote passed unanimously.

Mr. Curtin made a motion to change the order of business, seconded by Mr. Pettinelli, and the vote passed unanimously.

LAND USE ADMINISTRATOR REPORTS

Connecticut Federation of Planning and Zoning: A quarterly letter was received with comments about towers and other topics. The annual conference will be held on March 27, 2025, at the Aqua Turf.

Mr. Ventres has been in touch with Attorney Willis regarding chronic violators, particularly related to hoarding situations. Mr. Ventres explained the process of the zoning enforcement, including notices of violation and potential court actions. There was a discussion about possibly increasing this budget to handle enforcement actions more effectively. If a violation continues, a cease-and-desist order is issued. If the violator ignores the orders, the case may be taken to court. Attorney Willis would handle the legal proceedings, and the violator would be responsible for court costs. Also, the violator has the option to appeal the decision to the Zoning Board of Appeals. These steps aim to ensure compliance and address issues like hoarding and junk vehicles effectively.

Mr. Pettinelli motioned to take a five-minute recess at 7:40 p.m., seconded by Mr. Curtin, and the vote passed unanimously.

Mr. Curtin left the meeting.

PUBLIC HEARING

Mr. Pettinelli read the public hearing notice into record for 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.

A) 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.
First Date: January 28, 2025
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Mr. Erlandson's business involves installing automotive equipment in dealerships and garages. The new building will serve as a warehouse and a small office. Public interaction is minimal, primarily involving truck deliveries.

The commission reviewed the site plan, floor plan, and side views. The applicant is proposing to add a building of similar length to the existing one, with a sixteen-foot gap between them. Mr. Erlandson agreed to plant vegetation as requested by the Inland Wetland and Watercourses Commission. The plans show the proposed lighting for the building with no proposed parking lot lighting.

The commission discussed the process and need for applications to be completed in full before scheduling hearings. Mr. Erlandson explained the business operations and the necessity of the building addition for storage and office space.

The commission asked that the applicant provide a completed application form, and other required documents as well as documents showing compliance with the Inland Wetland and Watercourses Commission.

Mr. Pettinelli made a motion to continue 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, requesting more information; seconded by Ms. Kinsman and the vote passed unanimously.

Mr. Brownell excused himself from the meeting at this time.

DISCUSSION

Siting Council Application Status: The application has been filed and includes site plans, maps, and view shed analyses. No specific date has been set for the council review.
Discussion ensued regarding camouflage options like planting evergreens around the equipment, suggesting a color that blends in better, such as matte gray.

The commission acknowledges that cell phone towers are a utility and necessary for service. Comparison to telephone poles, which are also utilities but accepted despite their appearance.

The commission agrees that there is a need for conservation with the selectman's office and whether the selectman should gauge the overall public interest before the town and hires attorneys and experts to oppose the application.

ADJOURNMENT –Ms. Kinsman made a motion to adjourn the meeting at 8:25 p.m. seconded by Mr. Gillis and the vote passed unanimously.

Respectfully submitted,
Susan Magri