EAST HADDAM PLANNING AND ZONING COMMISSION

MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2

REGULAR MEETING MINUTES

April 22, 2025

1. CALL TO ORDER

The meeting was called order at 7:15 p.m.

2. ATTENDANCE

PRESENT: Jim Curtin (Vice Chairman), Deborah Langdon (Regular Member), Toni Dumaine (Regular Member), Susan Kinsman (Alternate Member),

ABSENT: Crary Brownell (Chairman), Ed Gubbins (Regular Member), Bernard Gillis (Regular Member), Richard Pettinelli (Regular Member), and Stephen Lohmeyer (Alternate Member).

Ms. Kinsman was seated for Mr. Brownell.

3. MINUTES

Minutes of April 8, 2025 approved with amendments and unanimously passed.
-Page 3 last paragraph, 2nd line, replace "their" with "Planning and Zoning Commission".

-Page 2, last sentence, replace "it would require abandoning existing wells and septic systems within a 75-foot radius of each property" with "it would allow for the elimination of the 75-foot setback from wells to septic".

4. BILLS unanimously approved.

Jacobson invoice for Lake Haywood Preserve subdivision review for road for $826.61.

5. DISCUSSION

A. Moodus Master Plan – SLR Presentation

There were no significant updates since the last meeting, information is being gathered for a May presentation.

B. Beebe Road/Scenic Road

No updates.

6. HOME OCCUPATIONS

A. HOME OCCUPATION - Application PZC#25-05 – 45 Alger Road (property location), Alicia Garstka (applicant & property owner). Map 047, Lot 057. Tutoring Services.

There will be no signage and the applicant will travel to clients.

Motion by Ms. Kinsman to approve Application PZC#25-05 – 45 Alger Road (property location), Alicia Garstka (applicant & property owner). Map 047, Lot 057. Tutoring Services. Seconded by Ms. Langdon and unanimously passed.

B. HOME OCCUPATION -Application PZ#25-06 – 233 West Road (property location), Lewis & Janet Gordon (applicant & property owners). Map 044, Lot 015. Stump Grinding.

The applicant operates a stump grinding service and intends to place a small sign at the property while using the home for administrative purposes only. The equipment, typically a small stump grinder and pickup truck, is standard for this type of work. Members discussed the nature of the equipment, storage, and the meaning of "commercial vehicles," and agreed with clarification on storage of vehicles and equipment.

Motion by Ms. Kinsman to approve Application PZ#25-06 – 233 West Road (property location), Lewis & Janet Gordon (applicant & property owners). Map 044, Lot 015. Stump Grinding contingent upon clarification on storage of vehicles and equipment; seconded by Ms. Langdon and unanimously passed.

7. Lot Line Revision

Application#25-07- Morecon LLC (applicant), Morgan Estates LLC (property owner), Morgan Estates, Orchard Road & Morgan Lane. Map 036, Lot 075. Lot line revision.

The commission reviewed plans showing revised lot configurations, including extending certain lots to make them longer and deeper and reconfigurations to remove an angled boundary in favor of a straight line. No wetlands review was required, though rain garden layouts were slightly modified for depth and width and approved by Jacobson. The lots remain within a conservation easement, though adjustments give property owners slightly more buildable area. Conservation easement markers will be added before a certificate of occupancy is issued. Minor grading and clearing for the roadway and initial work on the first two lots have already begun.

Motion by Ms. Kinsman to approve Application#25-07- Morecon LLC (applicant), Morgan Estates LLC (property owner), Morgan Estates, Orchard Road & Morgan Lane. Map 036, Lot 075. Lot line revision; seconded Ms. Langdon and unanimously passed.

8. **LANDUSE ADMINISTRATOR REPORTS**
Nothing new to report.

9.**ADJOURNMENT –Motion by Ms. Dumaine at 7:35 to adjourn, seconded by Ms. Kinsman and unanimously passed.**

Respectfully submitted,
E. Ruth Ziobron