**EAST HADDAM PLANNING AND ZONING COMMISSION**

**MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD**

**MEETING ROOM #1 & 2**

**REGULAR MEETING MINUTES**

**August 12, 2025**

## 1. CALL TO ORDER

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

## 2. ATTENDANCE

**PRESENT:** Crary Brownell (Chairman), James Curtin (Vice Chairman), Bernard Gillis (Regular Member), Richard Pettinelli (Regular Member), Deborah Langdon (Regular Member), Toni Dumaine (Regular Member), and Susan Kinsman (Regular Member).

**ABSENT**:

## 3. MINUTES

**Minutes of July 8, 2025 meeting minutes unanimously approved.**

## 4. BILLS

There were none.

## 5. Home Occupation Application

**A. Application PZC#25-13 – 22 Whitewood Drive (property location), Evelyn Jordon (applicant & property owner). Map 039, Lot 022. Proposed home occupation for art classes.**

The Application was tabled.

## 6. DISCUSSION

**A. Moodus Master Plan**

The Commission discussed public engagement with the Moodus Master Plan, noting it was displayed during the July 22 referendum, though many voters gave verbal rather than written feedback—particularly about the golf course, which was not part of the plan. Topics included potential restroom and concession designs, traffic improvements, lighting, and the limited feasibility of the streets. A public comment raised concerns that the plan lacks true attraction to drive change, prompting discussion about commercial development and sewer limitations. Mr. Ventres noted a newly approved, compact wastewater system could support future growth. The Commission also emphasized improving Route 149, refining zoning, and clarifying that the plan represents a long-term vision. A proposal was made to inventory historic buildings to preserve Moodus's character and involve property owners in future planning. The next meeting will focus on finalizing the draft plan and its implementation steps.

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

**8. ADJOURNMENT**

Ms. Langdon made a motion to adjourn at 8:10 p.m. Seconded by Ms. Kinsman and the vote passed unanimously.

Respectfully submitted,
E. Ruth Ziobron