EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD
MEETING ROOM #1 & 2
REGULAR MEETING MINUTES
August 26, 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), Deborah Langdon (Regular Member), and Toni Dumaine (Regular Member).

ABSENT: Richard Pettinelli (Regular Member), and Susan Kinsman (Regular Member).

3. MINUTES

Minutes of July 12, 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 and woodworking.

Application is for a home occupation involving woodworking and art classes at 22 Whitewood Drive. Wood products like cutting boards and butcher blocks are made on-site and sold online. No large trucks are used, the owners transport materials. The property is secluded with enough space for parking once brush is cleared. Business hours are Monday through Friday from 4:00 p.m. to 9:00 p.m. and Saturday and Sunday from 9:00 a.m. to 4:00 p.m. No noise issues or neighbor complaints were reported.

Motion to approve the application PZC#25-13 – 22 Whitewood Drive (property location), Evelyn Jordon (applicant & property owner). Map 039, Lot 022. Proposed home occupation for art classes and woodworking.
Curtin/Gillis
Passed unanimously.

A. Application PZC#25-15 – 15 Ridge Road (property location), Alicia Brickette (applicant & property owner). Map 047, Lot 083. Food cottage license.

Application is for a cottage food license and a small farm stand at 15 Ridge Road. The farm stand, measuring approximately three by five feet, will sell excess produce to neighbors and is allowed by the homeowners' association. The cottage food license, required for selling items like bread and jam, needs zoning, and health approval. There

was discussion about deed or homeowners' association restrictions, but enforcement of such rules falls to the association, not the commission. A neighbor had no issue with the stand, and traffic on the road is minimal. Members recommended the applicant review association rules.
Motion to approve PZC#25-15 – 15 Ridge Road (property location), Alicia Brickette (applicant & property owner). Map 047, Lot 083. Food cottage license with the condition that they check their subdivision deed for restrictions.
Curtin/Gillis
Passed unanimously.

6. DISCUSSION

A. Moodus Master Plan

The commission supported the Moodus Master Plan, noting only minor edits. Key topics included potential walkway designs, a traffic circle, and concerns about elevation. A focus was the need to consolidate small water systems for better oversight and zoning flexibility. Natural gas infrastructure was excluded from the plan due to cost and logistical issues. Members discussed housing behind the library, with interest in cluster development. Long-term proposals like hillside modifications face state-related obstacles. The missing implementation chapter drew concern but will be completed after plan approval. Members favored small-scale housing styles over large apartments and noted gaps in the plan regarding key properties. A proposed trail from senior housing to Golet Farm Preserve was considered unlikely, with other pedestrian options facing challenges. Landscaping grants were mentioned, and the town's historic inventory was reviewed, with calls for updates, digitization, and improved usability through grants and intern assistance.

7. LANDUSE ADMINISTRATOR REPORTS

Mr. Ventres reported that planning is underway for a trail project along Route 82, focused on improving access near businesses like Balleks and Shagbark. Property owners have been contacted, and meetings are being held ahead of a September 16th referendum that includes funding, The trail will follow one side of the road, avoiding wetlands and costly structures, with safety improvements planned at a hazardous curve. Final designs and cost estimates are expected soon, followed by public outreach.

8. ADJOURNMENT

Motion to adjourn at 8:32 p.m.
Gillis/Curtin
Passed unanimously.

Respectfully submitted,
E. Ruth Ziobron