EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD
MEETING ROOM #1 & 2
REGULAR MEETING MINUTES
September 23, 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), Richard Pettinelli (Regular Member), Deborah Langdon (Regular Member), Toni Dumaine (Regular Member), and Susan Kinsman (Regular Member).

ABSENT: Bernard Gillis (Regular Member).

3. MINUTES

Minutes of August 26, 2025, meeting minutes. Tabled.

4. BILLS
Motion to approve the bill(s):

Halloran Sage attorney fee for $40.00.

A motion was made by Mr. Curtin to pay Halloran & Sage, seconded by Ms. Dumaine and passed unanimously.

5. Site Plan Review

A. **Application PZC#25-14-79 79 Ridgewood Road (property location), Karen Lobasz (applicant & property owner). Map 087, Lot 066. Proposed conversion to year-round.**

The property owner was not present due to a scheduling conflict, but materials were submitted, including a site plan and a letter from the Chatham Health District. The home has an approved two-bedroom septic system installed in 2024, and the applicant must apply for a well exception from the Connecticut Department of Public Health due to the presence of seasonal public water in the area. Concerns were raised about the broader impact of increasing year-round occupancy around Lake Hayward, particularly regarding lake health and overdevelopment. However, commissioners noted that code-compliant conversions like this one may actually help mitigate pollution, as they require modernized infrastructure. The conversion involves no expansion to the existing structure, only the addition of a new well and the recently installed septic system. The property must also meet all building code requirements before a certificate of occupancy is issued for year-round use.

Mr. Curtin made a motion to approve Application PZC#25-14-79 79 Ridgewood Road (property location), Karen Lobasz (applicant & property owner). Map 087, Lot 066. Proposed conversion to year-round with the conditions of the Chatham Health District, seconded by Ms. Dumaine and passed unanimously.

B. Application PZC#25-15 – White Sands Road (property location), David Burr (applicant & property owner). Map 066, Lot 227, 228, 229, 230. Proposed new residential home.

The lots have been surveyed and designed by Dutch and Associates, and a preliminary site plan has been submitted showing the proposed layout for a three-bedroom home, to be served by a private well and septic system. A letter from the Chatham Health District confirmed that the property is suitable in its current condition, pending final building plans to ensure compliance with public health code requirements. However, concerns were raised about the accuracy of the percolation rate data, and it was noted that an engineer should review the site plan further. The commission also requested a location map for better reference. The application was tabled until the next meeting.

C. Application PZC#25-16-73 Ridgewood Road (property location), John & Noreen Maasz (applicant & property owner). Map 87, Lot 065. Proposed conversion to year-round.

Roger Nemergut, the engineer for the project explained the original plan included a three-bedroom septic design, anticipating a future bedroom addition, but the health district required floor plans for that expansion, which the owners are not ready to submit. As a result, the plan was scaled back to a code-compliant two-bedroom system, which has now been submitted. The lot is on seasonal public water, requiring a well exception from the Connecticut Department of Public Health. Although the property meets code for a private well, that exception must be formally granted. A shed encroaching on the property line was also identified and has been relocated on the plan. The commission reviewed a letter from the health district confirming the plan complies with public health code, but final approval hinges on the well exception and installation of the new septic connection.

Mr. Pettinelli made a motion to approve application PZC#25-16-73 Ridgewood Road (property location), John & Noreen Maasz (applicant & property owner). Map 87, Lot 065. Proposed conversion to year-round conditions of the Chatham Health District and the relocation of the shed, seconded by Ms. Dumaine and passed unanimously.

6. DISCUSSION

A. Moodus Master Plan

Members emphasized the importance of maintaining Moodus' unique identity, including architectural features, scale, and small-town feel, while also planning for economic development and modern infrastructure. There was general agreement that

future growth should prioritize walkable areas, encourage mixed-use development, and fit in with the village's historic character.

Phil Barlow explained how the plan supports long-term community goals and state guidelines. He highlighted the need for flexibility in conducting the plan and stressed its role in shaping zoning, design rules, and funding opportunities.

While the Historic District Commission has formal authority, the Planning and Zoning Commission agreed it can support preservation goals through zoning and design standards. Todd Gelston highlighted past losses of historic structures and encouraged taking action to protect the village's identity, including creating a historic district or adding preservation language to future plans and regulations.

The Commission also reviewed specific parcels, particularly the large undeveloped area near Joe Williams Road and the library. Limitations such as steep slopes and wetland corridors were noted. Members agreed that development should be strategic, like safer crosswalks, traffic calming, and improvements to Route 149 to help attract private investment.

The commission agreed to delay making any final decisions until the next meeting, allowing members more time to review the new materials.

7. LANDUSE ADMINISTRATOR REPORTS

Mr. Ventres reported that the application for the former Cumberland Farms site is now 99% complete. One final piece of paperwork is still needed, the decibel level information for the drive-thru speaker, but the rest of the submission has been received, including the floor plan, site plan, lighting diagrams, and traffic data. The proposal keeps the gas pumps in front of the building, expanding from two to six (three per side) under a new canopy. The application is expected to be on the agenda for October 14th for acknowledgment, with the public hearing likely to be scheduled for October 28th. Mr. Ventres will be forwarding the materials to Brian Curtis for review.

Mr. Curtin gave an update on the Village Redevelopment Plan, noting a public workshop will be held on Thursday, October 9th from 6:30 to 8:00 p.m. at the Municipal Office Complex. He said the Redevelopment Agency is looking for ways to increase public participation, including pairing the meeting with other town events.

8. ADJOURNMENT

Mr. Pettinelli made a motion to adjourn at 8:43 p.m., seconded by Ms. Kinsman and passed unanimously.

Respectfully submitted,
E. Ruth Ziobron