EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD
MEETING ROOM #1 & 2
REGULAR MEETING MINUTES
October 14, 2025

1. CALL TO ORDER

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

2. ATTENDANCE

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

ABSENT: James Curtin (Vice Chairman)

3. MINUTES

August 26, 2025 - The Chairman instructed the minutes be submitted as presented. Susan Kinsman and Richard Pettinelli abstained from the discussion since they were absent for this meeting.

September 23, 2025 - The Chairman instructed the minutes be submitted as presented. Bernard Gillis abstained from the discussion since he was absent from this meeting.

4. **Bills.** There were none.

5. ACKNOWLEDGEMENT

A. Application PZC #25-17 416 East Haddam-Moodus Road (property location) Shanani Inc (applicant & property owner) Map 64, Lot 64. Reconstruction of an existing gas station/ convenience store with a drive-through window.

The commission reviewed the submitted application materials, including site plans, architectural details, photometrics, signage information, and a traffic study. All related documents have been posted on the town website. Attorney Stephanie Antone raised concerns that the proposed drive-thru may not comply with C-3 zoning regulations. The chair noted that this issue will be addressed during the public hearing when the applicant is present, to ensure proper procedure. No further questions were raised.

A motion to set the public hearing for October 28, 2025, was made by Richard Pettinelli, 2nd by Bernard Gillis, the motion passed unanimously.

B. Application PZC #25-18 440 Town Street (property location – East Haddam Firehouse) Town of East Haddam (applicant & property owner) CGS 8-24 Review of a proposed replacement of an existing tower with a 150-foot monopole emergency services tower. Map 37, Lot 66

The commission reviewed preliminary diagrams, sketches, and propagation maps for a proposed emergency communications project involving an existing tower. Questions were raised regarding the tower's height, review by the Siting Council, and the scope of the project. It was explained that because the structure exists and intended for emergency use, it does not require additional Siting Council approval at this stage. Further technical and legal questions will be addressed during the public hearing. All related documents have been distributed and posted online.

A motion to set the public hearing for October 28, 2025, was made by Bernard Gillis, 2nd by Richard Pettinelli, the motion passed unanimously.

6. SITE PLAN

A. Application PZC #25-15 White Sands Road (property location), David Burr (applicant & property owner). Map 066, Lot 277, 228, 229, 230. Proposed new residential home.

The commission noted that the requested engineer's stamp and location map have been added to the plans. The Chatham Health District confirmed its previous determination that the property does not meet the criteria for a three-bedroom house but imposed no restrictions. Test pits in the area revealed sandy and gravelly soil, and it was noted that the site sits on stratified drift. No additional concerns or restrictions were raised.

A motion was made by Richard Pettinelli to approve Application PZC #25-15 White Sands Road (property location), David Burr (applicant & property owner). Map 066, Lot 277, 228, 229, 230. Proposed new residential home with the condition that the lots be merged prior to the mylar filings. 2nd by Bernard Gillis, the motion passed unanimously.

7. 8-24 Review of two Open Space projects

A. Sprecher Property Exchange – Shanaghan Road

B. Purchase of the Dale King Property – 10.262 acres on Sheepskin Hollow Road

The commission reviewed two proposed open space projects. The first involves an exchange with the Sprecher property, providing the town with additional land and a conservation easement to create a continuous trail connection between existing open space parcels. The second involves acquiring the King property along Roaring Brook to expand trail connectivity and public access. It was noted that infrastructure may be needed in the

future to improve access from the King property to the Hatch Lot, but the property holds long-term conservation and recreational values.

A motion was made by Bernard Gillis to approve both acquisitions as they both meet the requirements of the Plan of Conservation and Development by protecting sensitive environmental assets and connecting open space parcels. 2nd by Susan Kinsman, the motion passed unanimously.

DISCUSSION

A. Moodus Master Plan

The commission discussed the Moodus Master Plan, noting that key comments and edits have been addressed, including adding recommendations to encourage historic preservation and potential creation of a historic district. Discussion covered mapping issues, development concepts, subdistricts, and opportunities for grant funding and future flexibility. It was emphasized that the plan serves as a guiding vision rather than a binding document, allowing for adjustments over time. The commission expressed interest in moving the plan forward to the next steps, including marketing and refining subdistrict uses.

A motion was made by Richard Pettinelli to approve with revisions the Moodus Master Plan with the noted amendments on historic preservation. 2nd by Susan Kinsman, the motion passed unanimously.

B. Town of East Haddam reconstruct culverts on Beebe Road. Designated Scenic Road

The commission briefly discussed the Beebe Road scenic road project and noted that as-builts from the first project are still pending. Public Works have been reminded to include this in their budget, and the commission will continue to follow up. The wetlands commission plans a site visit next month, and Planning and Zoning Commission members will be notified if they wish to attend.

9. LANDUSE ADMINISTRATOR REPORTS-There were none.

10. ADJOURNMENT

A motion was made by Richard Pettinelli to adjourn at 8:09 p.m. 2nd by Toni Dumaine, the motion passed unanimously.

Respectfully submitted,
E. Ruth Ziobron