East Haddam Planning and Zoning Commission
Land Use Office

Regular Meeting Minutes
June 9, 2026

1) CALL TO ORDER: Vice Chairman Curtin called the meeting to order at 7:15 pm.

2) COMMISSIONERS PRESENT: James Curtin, Bernard Gillis, Maureen Pierson, Deborah Langdon, D. Duncan Orr, and Gary Turenne. Mr. Curtin appointed D. Duncan Orr to fill in for Richard Pettinelli and Gary Turenne for Crary Brownell as voting members.

COMMISSION MEMBERS ABSENT: Crary Brownell (Chairman), Richard Pettinelli, Susan Kinsman, and Eric Chamberland

OTHERS PRESENT: James Ventres LUA, Bob Casner- Economic Development Chair

3) MINUTES –

Mr. Curtin instructed the May 12, 2026 minutes to be filed as presented.

4) BILLS – Halloran Sage $180.00 – review of files, floating zone considerations, and ongoing planning work.

Mr. Gillis made a motion to approve the invoice. Maureen Pierson seconded the motion and was unanimously approved.

5) HOME OCCUPATIONS

Application #26-08 10 Ridgebury Rd, Map 31, Lot 043, Kevin and Jordan Vidou, homeowners. Party and equipment rental.

Mr. Ventres stated that there would be no signage, no customer visits, no equipment or truck storage at the residence, and all operational activity would occur off-site.

Mr. Gillis made a motion to approve the application. Seconded by Ms. Pierson and unanimously approved.

Application #26-09 10 Ridgebury Rd, Map 31, Lot 043, Kevin Vidou and Edward Vidou. Kevin and Jordan Vidou, homeowners. Investment real estate.

Mr. Ventres shared that this is for office space only for real estate acquisition, renovation coordination, and resale activities and confirmed that the use would involve no client visits to the residence and would operate entirely off-site.

Mr. Gillis made a motion to approve the application with conditions that no building materials or equipment would be stored on site. Seconded by Mr. Turenne and was unanimously approved.

8) DISCUSSION

A. Housing Bill 8002 Review

Mr. Ventres reported coordination with regional planning authorities, following state statutes, and noted most requirements are already met through current zoning and village planning efforts.

Discussion included middle housing allowances (2–9 units) and recognition that septic limitations inherently regulate density.

Transit community designation was discussed, with acknowledgment that state definitions may expand to include rural towns with limited bus service.

Commission reviewed architectural standards and considered applying existing village design guidelines more broadly to include Moodus Village.

Parking regulations were discussed at length, particularly removal of minimum parking for smaller developments under state law.

Commission agreed that local authority would be exercised to require parking studies or plans where necessary, especially in constrained roadway areas.

Mr. Ventres will incorporate feedback and present updates at a future meeting.

B. Moodus Village Master Plan – Regulation Review

Mr. Ventres presented proposed new and revised zoning definitions, including drive-through facilities and medical offices.

Mr. Curtin requested a marked draft identifying all changes for review.

Discussion of accessory dwelling units included well and septic considerations. Most units share existing wells, while septic capacity depends on bedroom count and flow increases. State approvals are required for expansions exceeding thresholds.

C. Limited Car Sales in the IG-1 zone.

The Commission discussed an automotive sales issue involving site requirements and regulatory compliance. The property owner has not responded and the item was tabled for future discussion. Future review may incorporate broader zoning updates and Economic Development Commission input.

Ms. Langdon informed the commission of the new HB 5362 focused on potential impacts to local zoning authority. Concerns included reduced ability to require mixed-use developments and increased residential approvals by right. Mr. Ventres will review and recommend possible updates to the Plan of Conservation & Development to strengthen local policy goals.

Mr. Casner updated the commission on a future proposal expected to expand permitted uses in the Industrial Zone along the southern area of Town Street. The effort is intended to support economic growth and appropriate land use.

9) LAND USE ADMINISTRATOR REPORT

Mr. Ventres reported sending approximately 40 letters to properties regarding junk vehicles and outdoor storage. Over half of the recipients have responded and have begun cleanup efforts. Some properties have achieved full compliance, and remaining cases will receive follow-up enforcement notices with timelines for compliance, with potential escalation to legal action if non-compliance continues.

10) ADJOURNMENT

A motion was made by Ms. Langdon to adjourn at 8:05 pm. The motion was seconded by Mr. Gillis and was unanimously approved.

Respectfully submitted,
Lori Olson
Recording Secretary