



**Regular Meeting Minutes**  
**January 23, 2018**  
(Not yet approved by the Commission)

1. **CALL TO ORDER:** Mr. Brownell called the meeting to order at 7:15 p.m. at the Town Grange.

2. **ATTENDANCE**

**COMMISSIONERS PRESENT:** Cary Brownell-Chairman (regular member), James Curtin (regular member), Kevin Matthews (regular member), Harvey Thomas (regular member), Bernard Gillis (regular member), Ed Gubbins (regular member), Richard Pettinelli (alternate member) and Joe Zaid (alternate member).

**COMMISSIONERS ABSENT:** Louis Salicrup (regular member).

Mr. Zaid was seated for Mr. Salicrup.

**OTHERS PRESENT:** Jim Ventres (Land Use Administrator), Selectman Rob Smith (departed 8:42 p.m.), Bob Casner and Ruth Ziobron (Recording Secretary).

3. **MINUTES**

**Motion unanimously passed to approve the January 9, 2018 meeting minutes as amended.**  
-Correct spelling of "Curtin".

4. **BILLS-**There were none.

5. **SPECIAL EXCEPTION REVIEW**

**A) New - #18-02 – Casner Construction (agent), George Greider (owner), 382 Town Street, Special Exception Review for commercial use. Assessor's Map 27, Lot 88.**

**First Date: January 23, 2018**

**Last Date: March 28, 2018**

Mr. Casner reviewed the application to utilize the existing 3 buildings for commercial use. The applicant has received Inland Wetlands Watercourses Commissions approval for a new driveway and parking area. The house will be used for office space and outbuildings will be used for retail. The outbuildings will be connected with a covered walkway. The current driveway would be used for employees and additional parking for customers will be constructed on the south side of the property. There was concern for potential traffic issues exiting the driveway. Mr. Curtin suggested a parking connection with the Wrassling Cats. Mr. Casner replied that the application would need to be for an independent exception however the suggestion would be considered. Chatham Health District is reviewing a new septic system. Mr. Ventres stated the application should have been listed as an acknowledgement and that a public hearing would need to be set.

**Motion by Mr. Gubbins, seconded by Mr. Matthews and unanimously passed to set a public hearing date on February 27, 2018 for application #18-02 – Casner Construction (agent), George Greider (owner), 382 Town Street, Special Exception Review for commercial use. Assessor's Map 27, Lot 88.**



## 6. DISCUSSION

### A) Plan of Conservation & Development

The following documents were reviewed:

- East Haddam Schools Enrollment Study dated November 30, 2017.
- Integrated Report Central Public Water Supply Management Area dated January 2018.
- Winter 2018 Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter.
- Land Use Law Conflict of Interest document.

Commission members reviewed top priorities for the Plan of Conservation & Development. Mr. Brownell stated the Selectman said they would pay for the survey. Following discussions, it was decided to invite Milone & MacBroom for consultation at the next meeting.

Mr. Brownell asked if Goodspeed had a 10 year development plan and if they had a representative on the Revitalization Committee. Mr. Curtin stated there was no one representing the Goodspeed on the Revitalization Committee.

## 7. ZEO Report

Mr. Matthews shared calls he received complaining about activities over the weekend at the Wrasseling Cats. The complaints were for the number of people attending the event, people assembling in the road and parking on the side of the road/up Mt. Parnassus. Mr. Ventres stated it was a police matter because people were assembling on the road.

Commission members discussed future planning of downtown East Haddam and Moodus. Ideas included improving the village area intersection, walk-ways thru the wetlands towards businesses, a river walk, recreation buildings, and parking areas near the Goodspeed for loading and unloading.

Commission members discussed having meetings at the new Municipal Office. It was decided to visit the meeting room once it is open before making a final decision.

## 8. ADJORNMENT

**Motion by Mr. Gubbins to adjourn at 8:49 p.m., second by Mr. Matthews and unanimously passed.**

Respectfully Submitted,

E. Ruth Ziobron  
Recording Secretary