



Planning and Zoning Commission, Town of East Haddam Land Use Office

Regular Meeting Minutes

April 10, 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), Bernard Gillis (regular member), Ed Gubbins (regular member), Richard Pettinelli (alternate member) and Joe Zaid (alternate member).

COMMISSIONERS ABSENT: Kevin Matthews (regular member), Harvey Thomas (regular member), and Louis Salicrup (regular member).

Mr. Pettinelli was seated for Mr. Matthews. Mr. Zaid was seated for Mr. Thomas.

OTHERS PRESENT: Jim Ventres (Land Use Administrator).

3. **MINUTES**

Motion unanimously passed to approve the March 27, 2018 meeting minutes as presented. amended.

4. **BILLS**

The commission tabled the Nathan L. Jacobson & Associates invoice for \$99.01.

5. **DISCUSSION**

A) Plan of Conservation & Development – Review of Chapters 10-12

Chapter 10- Housing

It was noted that the entire section will have to be revised to reflect new data from 2008.

It was also noted that the report from the Blue Ribbon Commission to study Affordable Housing should be revisited. It was stated that college debt for young adults may have a greater impact to house buying than house cost.

It was stated the Commission can't "provide" but maybe able to "encourage" affordable and diverse housing opportunities.

Chapter 11-Transportation

Under Policies and Recommendations:

- #3 Duplicate Road Names- Mr. Ventres stated that 95% of these issues have been resolved.
- #4 Reclassification of Unusual/Impassable Roads-nothing has changed since 2008.
- #5 Scenic Roads-no new roads have been added.



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-#7 Bike, Footpaths, and Bike Paths-Mr. Pettinelli said more effort should be put towards creating bike paths on local and state roads.

Chapter 12 Municipal Facilities

It was noted with the growing of the Town Office Complex, many of the space issues have been resolved. The two fire houses have also been upgraded to meet current needs. The Commission also agreed that with new population projections, the need for additions for the school has to be reconsidered.

A considerable time was spent discussing the need for a track at the High School and the potential fields behind the new town office complex.

There was also a long discussion about connecting the sidewalks in Moodus Village now that the town office complex was complete.

6. ZEO REPORT

Mr. Ventres asked that two applications be considered for Acknowledgement.

1. Ronald Gross, 9 Newberry Road, Home Occupation for a Tack Shop.

Motion by Mr. Curtin, second by Mr. Gillis and unanimously passed to hold a public hearing on May 8, 2018 for Ronald Gross, 9 Newberry Road, Home Occupation for a Tack Shop.

2. Shepardfields, Inc. 59 Bogel Road, request to amend a previously approved special exception application to expand events.

Motion by Mr. Petinelli, second by Mr. Curtin and unanimously passed to hold a public hearing on May 8, 2018 for Shepardfields, Inc. 59 Bogel Road, request to amend a previously approved special exception application to expand events.

Mr. Ventres stated that the Shadybrook Camp on Town Street has been purchased by the Nusantara Foundation. They have conceptual plans on their Facebook page. Initially they intend to clean the site up and remove some of the buildings.

The Church of Christ at Johnsonville intends to have a walk to fight poverty on Saturday, May 5th. The details are being coordinated through the Selectman's Office.

Mr. Ventres noted he is working on several properties to remove vehicles and debris. This included the properties on North Moodus Road next to the cemeteries.



7. ADJORNMENT

Motion by Mr. Gillis to adjourn at 9:15 p.m., second by Mr. Pettinelli and unanimously passed.

Respectfully Submitted,

E. Ruth Ziobron
Recording Secretary