

**PLANNING AND ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
September 25, 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 Municipal Office Complex.

**2. ATTENDANCE:**

**COMMISSIONERS PRESENT:** Cary Brownell (Chairman), James Curtin (regular member), Harvey Thomas (regular member), Joe Zaid (alternate member), Bernard Gillis (regular member) who arrived at 7:21 p.m.

**COMMISSIONERS ABSENT:** Kevin Matthews (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), Richard Pettinelli (alternate member)

Mr. Brownell appointed Mr. Zaid to vote for Mr. Matthews this evening.

**OTHERS PRESENT:** Jim Ventres- Land Use Administrator, Rob Smith- Selectman and Bob Casner- Economic Development Chairman

**3. MINUTES:** The September 11, 2018 minutes were accepted with the following amendments:

5. Site Plan Review, Motion by Mr. Salicrup, add: Mr. Curtin asked if Mr. Salicrup is in agreement with Mr. Thomas to modify the motion. Mr. Salicrup agreed. Mr. Gillis seconded the motion and it carried by unanimous vote.

7. Public Hearing, 3<sup>rd</sup> line, add: "because Mr. Gubbins did not attend the first public hearing".

**4. BILLS:**

East Haddam News (publications) \$141.00

**Motion by Mr. Curtin, seconded by Mr. Zaid, to pay the bill as presented. Motion passed by unanimous vote.**

**Motion was made by Mr. Curtin to change the order of business. Mr. Zaid seconded the motion and it passed by unanimous vote.**

**5. ZEO REPORT:**

Mr. Ventres asked the Commission if they want to schedule a special exception meeting to review the modification of the site plan for Mr. Casner of Clark Gates, LLC, 382 Town Street,

East Haddam. Mr. Ventres explained that Mr. Casner would like to add a 19' x 18' addition in the area of the covered walkway. Mr. Casner plans to tear down the studio and garage and rebuild them on their existing foot prints. The addition will connect the garage to the house. Mr. Curtin recused himself from the discussion on this site plan. A detailed discussion ensued. Mr. Brownell asked Mr. Casner to present an elevation plan for administrative review. It was determined that it is not necessary to schedule a special exception meeting.

Mr. Ventres stated that there will be a Revitalization Committee meeting on September 26, 2018 at 7:30 p.m. at the Municipal Office Complex.

Mr. Brownell reminded commission members to remain unbiased at this meeting since an application might be heard in the future.

Mr. Gillis asked Mr. Ventres about the progress of the Green Village site. Mr. Ventres gave details of the site.

Discussion ensued about the new building code regulations effective October 1, 2018 and how they will impact future projects.

## **6. DISCUSSION:**

### **Plan of Conservation and Development**

The Commission referenced the survey results from the May, June and July, 2018 meeting agendas. Discussion ensued to clarify questions and to make corrections to the agendas. The following are notations made by the commission:

#### A. May 29, 2018 agenda -

Pg. 12 Open Space - Revise to reflect a feasible amount of acreage for the town to purchase. Items to discuss in detail are business development, taxes and rural location.

Pg. 26 Economic Development - Parking and roads are the responsibility of the department of transportation.

Pg. 37 Graph on Land Use - Utilities are on 34 acres and listed as easements. Where are they located?

Pg. 39 Economic Growth - Devise a plan to grow tourism and revise regulations to accomodate business growth.

#### B. June 27, 2018 agenda -

Pg. 4 Seasonal residents - Mr. Ventres stated there are 350 seasonal structures between the 3 lakes in East Haddam.

Pg. 19 East Haddam Village - the Revitalization and the Economic Development Committee are devising a preliminary list of amenities that are essential for the East

Haddam Village zone.

Pg. 21 East Haddam Village - For advisory use on any conceptual plan; reference the environmental and re-use studies.

Pg. 23 Moodus Village - Planning and Zoning and Economic Development addressed the constraint analysis. The consensus is that by increasing local business, constraints will be reduced.

Pg. 24 Moodus Village - On a smaller scale, "Anchor" retail is considered Moodus Pharmacy and the Gristmill Market.

Pg. 25 Four Corners - Development of the corner parcel is contingent to the state installing a traffic circle. This corner parcel should have an attractive building on the site.

C. July 18, 2018 agenda -

Pg. 8 Amend zoning regulation, Section 9.7 10 IG to District **re-aligned**.

Opportunity #1 - Delete the 4.74 and 1.03 acre lots from the map because they were recently sold.

Pg. 19, 3.2 - Amend 20,000 acres of undeveloped land to an accurate number.

Housing Goals - Extensive discussion ensued regarding affordable housing. Regulations regarding deed restrictions have to be adjusted.

Mr. Gillis recommended to identify and label the opportunities the Commission desires for a conceptual master plan of development.

The next Plan of Conservation and Development meeting was not determined at this time.

Mr. Ventres stated he reserved the Gym at the Municipal Complex, 1 Plains Road on Monday, October 29, 2018 for Mike Zuba from Milone and MacBroom Consulting. Mr. Zuba will hold a public event for residents to voice their opinion on the conceptual plan of conservation and development. Notification for this event will be published in the East Haddam newspaper.

**Motion was made by Mr. Brownell to adjourn at 8:50 p.m. Motion was seconded by Mr. Zaid and passed by unanimous vote.**

Respectfully submitted,

Toni Marie Dumaine  
Recording Secretary