

**PLANNING AND ZONING COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
November 27, 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), Louis Salicrup (regular member), Ed Gubbins (regular member), Joe Zaid (alternate member), and Richard Pettinelli (alternate member).

**COMMISSIONERS ABSENT:** Kevin Matthews (regular member), Bernard Gillis (regular member)

Mr. Brownell appointed Mr. Zaid to vote for Mr. Matthews and Mr. Pettinelli to vote for Bernard Gillis this evening.

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

**3. MINUTES:** The October 23, 2018 minutes were accepted as presented.

**4. BILLS:** Halloran & Sage - \$92.50

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

**5. DISCUSSION:**

**A. Plan of Conservation & Development**

There is no new information to discuss at this meeting. Next POCD meeting is December 12, 2018.

**B. Potential Regulation Change to the IG-2 Zone and Proposed New IG-3A**

Mr. Ventres distributed and referenced the 2016 map of IG-2 Zone of Shagbark Lumber & Farm Supplies, Inc. Discussion ensued about feasible access to the 50 acre parcel of land from Mt. Parnassus Road and Town Street. The proposed zoning regulation will be IG-3, with retail accessory use for commercial businesses.

Mr. Casner suggests to have the owner of Shagbark Lumber & Farm Supplies meet with their site engineer to devise a conceptual plan for feasible access roads through their property. Once a conceptual

site plan is drawn, it should be reviewed by the CT Department of Transportation's engineer to see if the site lines are acceptable.

## **6. ZEO REPORT**

Mr. Ventres stated that he is inundated with storm water area calculations and inspections on storm drainage systems and damage. Discussion ensued about ground saturation from excessive rainfall and the issues property owners are experiencing.

Mr. Ventres gave an update on pending grants for the old town hall site and the swing bridge. Announcement of the grant awards will be in December.

Mr. Brownell stated he received letters from the State of CT Siting council in regards to the antenna towers on Honey Hill Road. Mr. Ventres stated additional antennas were installed to the existing towers.

Mr. Brownell acknowledged receipt of the 2019 schedule for Planning and Zoning meetings. No changes are noted at this time.

**Motion by Mr. Gubbins to adjourn at 7:55 p.m. Motion seconded by Mr. Zaid and it passed by unanimous vote.**

Respectfully submitted,

Toni Marie Dumaine  
Recording Secretary