

**Planning and Zoning Commission  
Town of East Haddam  
Land Use Office  
Municipal Office Complex, 1 Plains Road  
Special Meeting Minutes  
April 30, 2019  
(Not yet approved by the Commission)**

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

**2. ATTENDANCE:**

**COMMISSIONERS PRESENT:** Crary Brownell, (Chairman), James Curtin (Vice Chairman), Kevin Matthews (regular member) Harvey Thomas (regular member), Bernard Gillis (regular member), Louis Salicrup (regular member), Ed Gubbins (regular member), and Richard Pettinelli (alternate member).

**COMMISSIONERS ABSENT:** Joseph Zaid (alternate member)

**OTHERS PRESENT:** James Ventres, Land Use Administrator, Robert Casner, Economic Development Commission, and Michael Zuba of Milone and MacBroom Consulting

**3. PLAN OF CONSERVATION AND DEVELOPMENT:**

Mr. Zuba distributed to the commission a copy of Adoption Procedures for Municipal Plans of Conservation and Development, (Sec. 8-23 CGS). Discussion ensued about the procedure and sequential steps to complete the statutory adoption of the Plan of Conservation and Development 2019-2029 report, (POCD).

Mr. Zuba, commission members, Mr. Ventres and Mr. Casner proceeded to review and discuss the April 22, 2019 draft POCD report in detail. The following are notations:

1. Deed restrictions prevent lake cottages to be classified as affordable housing.
2. The First Selectman has to designate a committee to survey public buildings for ADA compliance. Discussion ensued about the libraries in East Haddam.
3. Page 14, reference sewer avoidance. There is feasible land in Moodus for business establishments to maintain septic systems.
4. Remove map of impaired water bodies.
5. Page 63, there must be a community supported master plan for development of East Haddam Village.
6. The request for infrastructure development of public water and sewers will be included in the 2019-2029 POCD report.

Mr. Casner distributed, to the commission, photos of buildings in East Haddam that were re-purposed into successful businesses. Mr. Casner would like the photos to be included in the final POCD report. He will email the pdf files to Mr. Zuba and Mr. Ventres.

Mr. Casner implied it is feasible to supply public water to East Haddam Village.

Mr. Zuba will amend the April 22, 2019 draft report then re-submit the Plan of Conservation and Development 2019-2029 draft report to the commission for review and begin the 90 day procedure prior to a public hearing.

**A motion made by Mr. Gubbins to adjourn at 9:00 p.m. The motion was seconded by Mr. Matthews and it passed by unanimous vote.**

Respectfully submitted,

Toni Marie Dumaine  
Recording Secretary