

**The East Haddam Planning and Zoning Commission  
and  
The Economic Development Commission  
Special Meeting  
Potential Town Street Development  
Thursday, February 6, 2020**

**1. CALL TO ORDER:** Mr. Casner called the meeting to order at 7:00 p.m.

**2. P&Z COMMISSIONERS PRESENT:** Cary Brownell, (Chairman), James Curtin, (Vice Chairman), Justin Anderson, Ed Gubbins, Susan Kinsman, Richard Pettinelli, and Louis Salicrup.

The P&Z Chairman appointed Susan Kinsman to vote in place of Mr. Gillis in his absence.

**ECONOMIC DEVELOPMENT COMMISSIONERS PRESENT:** Robert Casner, (Chairman), James Fennema, Ralph Parady, and Michael Robidoux.

The EDC Chairman appointed Jessica Stone to vote in place of Joe Albuquerque in his absence.

**OTHERS PRESENT:** Mr. Michael Zuba, Director of Planning, Milone & MacBroom, Inc.

**3. DISCUSSION:** This meeting with members from the Planning and Zoning Commission and the Economic Development Commission was to discuss permitted uses for potential development on the Town Street/Rte. 82 corridor from the intersection of Route 151/Town Street and Route 82/Norwich Road (four corners) to the Hemlock Valley Brook.

Mr. Brownell distributed a copy of regulation Uses Permitted in Residence, R-4, R-2, R-1, R-1/2 Districts, 9.2 through 9.2.20, Site Plan Review, Section 14A.0, 14A.1, Section 14B.0, 14B.1, a list of permitted uses on Town Street and an aerial map outlined in red of the Town Street/Rte. 82 corridor, February 2020.

Mr. Casner distributed copies of the East Haddam, CT, Economic Development Commission's proposed Village zone on Town Street/ Rte. 82, October 30, 2019. Notes: Lot information is taken from portions of East Haddam tax maps 10,18,19,27 and 28.

Mr. Casner introduced Mr. Zuba from Milone & MacBroom, Inc. Mr. Zuba distributed a copy of the Town Street District Master Plan, East Haddam, CT MMI #2352-19-0, Milone & MacBroom December 5, 2019. Mr. Zuba's plan indicated "The Town Street Master Plan should establish the vision, strategies, and implementation plan for both public improvements and private investments. This Master Plan will not only provide guidance on the best course of action, but could also spur further interest and investment in the area". Additionally, this process will require changes to the town's zoning regulations.

Discussion ensued in regard to regional tourism and the creation of a bicycle circuit to connect the East Haddam Village with area Nature Conservancy Land and other established businesses

such as Staehly Farm, Wolf's Den, Ray of Light Farm, and Gillette Castle. Mr. Zuba described a one-mile long stone dust pathway along Town Street/Rte. 82 that would encourage patrons to park their car and walk to various establishments.

Mr. Casner explained that he has a practical vision to re-use existing structures and create new structures consistent with the character of East Haddam. He would like to see a village zone that caters to the thousands of tourists that visit East Haddam Village and Gillette Castle each year.

Mr. Brownell stated that the Town of East Haddam would like sidewalks connecting the Elementary and High Schools; however, the Department of Transportation will not consider the project.

Mr. Curtin stated that the bicycle trail should be a circuit connecting two or more locations. He recommends that the EDC present a conceptual plan to re-zone the Town Street/Rte. 82 corridor.

Mr. Anderson stated that Mr. Casner should present a site plan to allow commission members to determine potential uses. He noted that everyone wants to maintain the character of East Haddam.

Mr. Gubbins stated that some people may not want to walk a mile to visit the various establishments. He recommends that the parking area be central to the corridor, so patrons could branch out from there. Mr. Gubbins feels that the proposed project creates an island of commerce.

Mr. Curtin stated that there will be a Special Exception Review with strict limited mix use and architectural review. He feels that this project will be a tough sell.

Mr. Salicrup would like to see a professional rendering of the Town Street/Rte. 82 corridor. He is a member of the sub-committee overseeing this project. He recommends determining ten feasible uses within the corridor. Mr. Salicrup indicated that a potential plan for a pathway along the Town Street/Rte. 82 corridor would promote outdoor activities, such as walking and biking. Mr. Pettinelli commented that bike trails throughout a nature preserve is an excellent use. Mrs. Kinsman recommends sending letters to all property owners effected by this proposal to obtain their opinions on the proposed project.

Ms. Stone inquired about the necessity of crosswalks in the corridor to connect the web of entities. Discussion ensued in regard to a proposed site plan that will include crosswalks, parking, lighting and signage. Ms. Stone inquired about the cost to produce professional renderings for the plan. Discussion ensued in regard to funding through grants and a presentation to the Board of Finance.

Mr. Casner stated that the corridor consists of thirty-five properties. He will contact ten property owners to attend the next Town Street/Rte.82 subcommittee meeting.

**A motion was made by Mr. Casner to adjourn at 8:45 p.m. The motion was seconded by Mr. Brownell and passed by unanimous vote.**

Respectfully submitted,

Toni Marie Dumaine  
Recording Secretary