

**EAST HADDAM PLANNING AND ZONING COMMISSION
MEETING AGENDA
TOWN GRANGE –488 TOWN STREET, EAST HADDAM**

January 25, 2011

7:15 p.m.

<p>Commission Members: Crary Brownell, <i>Chairman</i> James Curtin, <i>Vice Chair</i> Harvey Thomas Bernard Gillis Anthony Saraco, Jr. John Matthew Kevin Matthews Elizabeth Lunt, <i>Alternate</i> Louis Salicrup, <i>Alternate</i></p>
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- 1. CALL TO ORDER**
- 2. ATTENDANCE**
- 3. MINUTES**
- 4. BILLS**
- 5. ACKNOWLEDGEMENTS AND SET HEARING DATES**
- 6. PUBLIC HEARING**

A) Continued: Application 10-16, Special Exception Review for the two year renewal of existing gravel excavation permit, Mazer Gravel Pit, Hopyard Road. Assessor's Map 14, Lot 62.

First date: January 11, 2011

Last date: February 14, 2011

B) Proposed Amendments to the East Haddam Zoning Regulations

- (1) Interior lots – New Section 10.1.h – creation of interior lots.**
- (2) Requirement for filling of test pits. Section 14A.3.G.**
- (3) Special Exception Review for 2, 3, and 4 family dwellings instead of Site Plan Review – Section 5 Definitions, Section 9 Permitted Uses**
- (4) Redefine accessory units – consider allowing accessory unit / in-law unit with less acreage with Special Exception Review - Section 10.2 Accessory Units**
- (5) Revision to the Building Height language in the Conservation and Lake Districts – Section 5 Definitions and Section 10.1.4 Building Height**
- (6) Seasonal Use Language and extension of time – Section 5 Definitions, Section 7 General requirements.**
- (7) Merger of lots separated by street - New Section 8.1.5**
- (8) New Section 21 for the Regulation of Outdoor wood burning furnaces.**
- (9). Campgrounds and Recreational Camps – Section 5 Definitions, Section 7 General Requirements, Section 15 Campgrounds**

Proposed amendments to the East Haddam Subdivision Regulations:

(1) Requirement for filling of test pits. Section 4.04.

(2) Buffers for Rural, Residential, & Agricultural Areas – Section 4.18

7. DISCUSSION

A) Signage

8. ZEO REPORT

9. ADJOURNMENT