**East Haddam Planning and Zoning Commission**
**Land Use Office**

**Regular Meeting Minutes**
**July 14, 2026**

1) CALL TO ORDER: Chairman Brownell called the meeting to order at 7:15 pm.

   COMMISSIONERS PRESENT: Crary Brownell (Chairman), James Curtin (Vice Chairman), Bernard Gillis, D. Duncan Orr, Gary Turenne, Deborah Langdon, Susan Kinsman, Maureen Pierson, Richard Pettinelli, and Eric Chamberland.

2) COMMISSION MEMBERS ABSENT: None

   OTHERS PRESENT: James Ventres LUA

3) MINUTES –

   Mr. Brownell instructed the June 23, 2026 minutes to be filed as presented.

4) BILLS – No bills

5) DISCUSSION

Commission members with questions and/or concerns regarding the potential revisions to the East Haddam Zoning Regulations in response to the recently adopted Moodus Village Master Plan and the recently approved housing legislation were discussed. Questions and concerns were regarding accessory dwelling unit components, the frequency of handicap parking changes, island requirements in parking lots, drive-thru's and limiting drive-thru's to the proposed Moodus district with special exception review, a legal letter to be read during the public hearing as public comment, determination of Historic District governing, and preservation of stone walls. Mr. Ventres answered and commented on all subjects and agreed to look into items for further clarification, along with noting changes to be made.

Mr. Ventres also shared maps to remove wetland areas on the corner of Joe Williams Road and Wm F Palmer Road from the Moodus commercial center, as development potential is extremely limited.

The commission agreed to cancel the July 28, 2026 meeting, as there is nothing outstanding on the agenda, and to hold off on the Public Hearing until September to clarify the items brought forward.

Mr. Ventres asked the commission to revisit the issue of electronic message boards after Town Meeting discussions regarding money donated for this purpose to be placed in front of the Municipal Building. Commission members are concerned about the need for such signs, the limited public benefit, the existing communication methods already in place, and that it would make it difficult to deny commercial requests for similar signage in the future. An informal poll indicated strong opposition to allowing the signs, with only two members showing support. The commission remains opposed to the electronic message display signs.

9) LAND USE ADMINISTRATOR REPORT

Mr. Ventres provided an update on zoning enforcement activities related to unregistered and inoperable vehicles and boats, noting that those who have not reached out at all will be receiving a follow-up letter with a copy of the legal procedures to rectify the violations.

Ms. Langdon asked about adding designation of Scenic Roads to the agenda. Mr. Ventres informed the commission that this is under the purview of the Conservation Commission, the majority of the homeowners must agree, and then it would need to be brought to the Planning and Zoning Commission for review.

Mr. Gillis asked about the antennas at the firehouse on Town Street. Mr. Ventres stated that they are looking at moving them to the Public Works facility on Hood Lane.

The Golf Course Committee has not submitted a final report yet.

10) ADJOURNMENT

**A motion was made by Mr. Pettinelli to adjourn at 8:18 pm. The motion was seconded by Ms. Langdon and was unanimously approved**.

Respectfully submitted,
Lori Olson
Recording Secretary