EAST HADDAM PLANNING AND ZONING COMMISSION
MUNICIPAL OFFICE COMPLEX – 1 PLAINS ROAD – MEETING ROOM #1 & 2

August 11, 2026
7:15 pm

Crary Brownell, Chairman

James Curtin, Vice Chairman

Richard Pettinelli, Secretary

Bernard Gillis

Deborah Langdon

Susan Kinsman

Maureen Pierson

Alternates

D. Duncan Orr

Eric Chamberland

Gary Turenne

1. **CALL TO ORDER**
2. **ATTENDANCE**
3. **MINUTES**
4. **BILLS**
5. **HOME OCCUPATIONS**

Application #26-10 49 Palmer Martin Rd, Map 27, Lot 038, Jesse M Good and Mirna Martinez, property owners. Light metal work and welding.

Application #26-11 102 Boardman Rd, Map 37, Lot 033, Daphne Robb, property owner. Pet sitting.

Application #26-12 49 Wickham Rd, Map 51, Lot 013, Joseph Butova, property owner. Office space only for commercial HVAC and refrigeration business.

Application #26-14 4 Evergreen Rd, Map 26, Lot 056, Laura Gonzalez, property owner. Dog and cat sitting in home environment.

6. SPECIAL EXCEPTION REVIEW

Application #26-13 269 Lake Shore Dr, Map 87, Lot 106, Angela and William Grano, property owners. Addition and year-round conversion.

7. DISCUSSION

a. Potential revision to the East Haddam Zoning Regulations is in response to the recently adopted Moodus Village Master Plan and the recently approved housing legislation. These changes can be found in the following Sections of the Zoning Regulations.

1. **Section 5 – Definitions**
2. **Section 9.5 - East Haddam Village District**

3. **Section 9.6 Moodus Village District**
4. **Section 9.7 – C-3 Repeal**
5. **Section 11 - Parking**
6. **Section 14a – Site Plan Review**
7. **Section 30 – Drive-Through Service**
8. **Appendix VI – EHVD & Moodus Village - Site Design and Compatibility Objectives and Guidelines**

b. Scenic Roads

5. **LANDUSE ADMINISTRATOR REPORTS**

6. **ADJOURNMENT**

The public may also view the meeting on YouTube Live at the following link: https: //www.youtube.com/channel/UCLZq-CmatoKY6FW829c6mBA?view_as=subscriberYou can view supporting documents on the official East Haddam web page, www.easthaddam.org, go to the calendar on the bottom right corner, click the meeting date, and open the appropriate application.

Questions or comments before the meeting or during the meeting can be sent to the following email: James.Ventres@easthaddam.org