East Haddam Planning and Zoning Commission
Land Use Office

Regular Meeting Minutes
August 11, 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, and Eric Chamberland. Eric Chamberland to fill in for Richard Pettinelli as a voting member.

2) COMMISSION MEMBERS ABSENT: Richard Pettinelli

OTHERS PRESENT: James Ventres LUA

3) MINUTES –

Mr. Brownell instructed the July 14, 2026 minutes to be filed as presented.

4) BILLS – Halloran Sage, $1,192.50 – review of zoning regulation amendments and correspondence regarding FOI requests.

Mr. Curtin made a motion to approve the invoice. Ms. Kinsman seconded the motion and was unanimously approved.

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.

Mr. Ventres explained that the applicants propose constructing a new accessory building for welding and light metal fabrication and that the application falls under a moderate home occupation. Due to the nature of the impacts associated, it was agreed that the application warranted a public hearing.

Mr. Curtin made a motion to set a public hearing for September 8, 2026. Mr. Gillis seconded the motion and passed unanimously.

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

Commission members requested additional information regarding the number of animals permitted at one time, applicable kennel requirements, and outdoor activity.

The application was tabled pending additional information and regulatory review.

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

Mr. Ventres explained that the applicant has operated for several years from the residence as a home office but was unaware that the home occupation approval was required. Commission members expressed concern that the use remained strictly office based. Ms. Kinsman abstained.

Mr. Curtin made a motion to approve the application with conditions that there would be no outside storage of material. Mr. Gillis seconded the motion and passed unanimously.

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

Mr. Ventres noted that the operation has been in business for several years and no complaints have been received. The animals are exercised individually on a leash, with three being the maximum at one time. The commission requested additional information regarding the applicable kennel limits and requirements.

The application was tabled pending additional information and regulatory review.

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.

Application tabled due to incomplete application since notices were not sent out.

7) DISCUSSION

The Commission reviewed ongoing revisions to zoning regulations associated with the Moodus Village Master Plan and recent housing legislation. Mr. Ventres shared that the regional planning agency had provided recommendations that were incorporated into draft language. He also stated that legal review completed by town counsel concerning questions of potential spot zoning indicated the proposal did not constitute spot zoning. After discussion regarding referral requirements and notice periods, commissioners agreed that a public hearing should be targeted for October 13, 2026.

The Commission discussed governing scenic road designation, addressing who may initiate designation requests, impacts on road widening and future development, experiences with existing scenic roads, preservation of scenic views and stone walls, and prior involvement by the Conservation Commission. Commissioners also discussed whether a subcommittee should be formed to study potential scenic road candidates and coordinate with other boards. No formal action was taken at this time.

Commissioners reviewed the Regional Housing Needs Assessment and identified discrepancies involving population figures, housing-unit counts, household-size calculations, and data sources. Members expressed concern that some tables and conclusions appeared inconsistent. Mr. Ventres requested that commissioners submit observations for forwarding to regional planners before the next review meeting.

The Commission discussed correspondence from the Library Committee regarding future library facilities. Topics included evaluating existing buildings, renovation versus new construction, identification of potentially suitable town-owned parcels, costs associated with future projects, and the importance of maintaining library access for students who walk to facilities after school. Mr. Ventres agreed to invite library representatives to attend a future meeting and provide additional background information.

9) LAND USE ADMINISTRATOR REPORT

Mr. Ventres responded to questions regarding forestry operations on Cold Spring Road and Wickham Road, conservation land management, and several residential projects in town.

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

10) ADJOURNMENT

A motion was made by Mr. Gillis to adjourn at 8:10 pm. The motion was seconded by Ms. Kinsman and was unanimously approved.

Respectfully submitted,
Lori Olson
Recording Secretary