East Haddam Planning and Zoning Commission
Land Use Office

Regular Meeting Minutes
September 8, 2026

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

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

2) COMMISSION MEMBERS ABSENT: Crary Brownell (Chairman), Richard Pettinelli (Secretary).

OTHERS PRESENT: James Ventres LUA

3) MINUTES –

Page 2 – The motion on Application #26-13 to include that the requirements from the State Department of Health are met.

Mr. Curtin instructed the August 25, 2026 minutes are to be filed as amended.

4) BILLS – Halloran Sage - $90.

Mr. Gillis made a motion to pay the invoice. Ms. Langdon seconded the motion and passed unanimously.

5) SPECIAL EXCEPTION REVIEW

Application #26-16 55 Main Street, Map 026, Lot 006, Timothy Mulcahy. Construction of an addition under the East Haddam Village Regulations 9.5.

Mr. Turenne made a motion for the Public Hearing to be set for October 13, 2026. Mr. Gillis seconded the motion and unanimously passed.

Ms. Kinsman made a motion to take a four minute recess prior to beginning the Public Hearing. Mr. Gillis motioned to second it and passed unanimously.

6) PUBLIC HEARING

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

Mr. Ventres explained that the application was originally submitted as a home occupation. The proposal of constructing a detached building for said occupation classified the proposal as a Moderate Impact Home Occupation requiring the commission to review and a public hearing.
The applicants presented their proposed building and business operation. Neighbors, Karin and Alan Blaschik spoke in favor.

Mr. Turenne made a motion to close the Public Hearing. Seconded by Mr. Gillis and passed unanimously.

There was no further discussion by the commission.

Mr. Turenee made the motion to approve the application with the condition that the hours be 9 am to 5 pm and the building will be approximately 25 x 40 and not to exceed 1000 square feet. Mr. Gillis seconded the motion and unanimously passed.

7) DISCUSSION

The Public Hearing was not formally set for the Moodus Village Regulation changes at the last meeting.

Mr. Pettinelli made a motion to set the Public Hearing for the Moodus Master Village Regulation changes for October 13, 2026. Mr. Curtin seconded and unanimously passed.

Scenic Roads – This discussion was tabled until a meeting when all of the commission members are present.

Library Committee Update - Maureen Pierson reported that the subcommittee attended the New Library Exploratory Committee meeting. The members are strongly in favor of having the new library located within a close proximity to the schools, due to usage statistics and student access. Long range planning considerations include school enrollment trends, future school consolidation discussions, reuse opportunities for existing school facilities, along with housing and community development.

Regional Housing Information – Mr. Ventres reported that no new updates have been received from the Regional Housing Committee. Commission members discussed the concern that they did not feel that the numbers supplied were accurate, such as losses in housing units over multiple years, despite ongoing residential construction activity, and the potential impacts of inaccurate data on future regional housing policies.

8-24 Review – Donation of Open Space to the Town of East Haddam – Joseph & Janice Sina, Daniels Road.

Mr. Ventres shared the map and arial photo of the 40 acre property which abuts the Gelston property and includes the pond. There are already trails on the property and there is access to put kayaks into the pond.

Mr. Turenne made a motion to approve the donation of land since it meets the Plan of Conservation and Development by preserving wetlands and wildlife. Ms. Langdon seconded the motion and it was unanimously approved by commission members.

9) LAND USE ADMINISTRATOR REPORT

Mr. Ventres shared that there is continued progress with violators of junk vehicles and debris on their property. Additional enforcement actions will proceed for the remaining non-compliant properties.

The commission also discussed the ongoing redevelopment of the East Haddam Village area regarding traffic studies, long term development concepts, the future use of town owned properties, as well as the potential economic and tax base benefits of redevelopment.

10) ADJOURNMENT

A motion was made by Ms. Kingsman to adjourn at 8:40 pm. The motion was seconded by Mr. Turenne and was unanimously approved.

Respectfully submitted,
Lori Olson
Recording Secretary