

**TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
THURSDAY, 18 FEBRUARY 2016  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Steven Bull, Vice Chairman (8:40 p.m. left)
X	Arthur Kohs
X	Michael Lagace
X	Jamin Laurenza, Chairman
X	Wayne LePard
X	Carmelo Rosa
X	Edward Wallor, Secretary
X	Robert Braren, Alternate
X	Raul de Brigard, Alternate - Seated
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Laurenza, chairman, called the meeting to order at 7:02 p.m.

**2. Attendance/Seating of the Alternates**

Attendance was taken and all regular members were seated.

**3. Additions/Corrections to the Agenda**

None.

**4. Public Comments**

None.

Prior to the start of the public hearing, Mr. Laurenza explained the hearing process.

**5. Public Hearing: Referral of Proposed Regulation Updates for Sections 6, 7A, 21.12, 17.5, 23, 30.6, The Housing Opportunity District, Section 4 Table 1, and the Definitions Section of the *Town of Haddam Zoning Regulations***

This is a continuation from 4 February 2016.

Mrs. Glidden reported that after receiving questions and comments in regard to Section 23 – Accessory Uses, Buildings and Structures from the farming community at the 4 February 2016 hearing, all references to farming have been removed (newly revised Section 23 distributed to all Commissioners). Using a Power Point presentation, Mrs. Glidden reviewed these revisions, in particular: 1) shed requirements

(23.1.b.1, 2, and 3) – may be located at least 50 feet from a wetland or watercourse; and less than 15 feet in height and less than 550 square feet are entitled to a setback of 10 feet from the side and rear property lines and 30 feet from the front property lines; 2) dog kennels (23.5.3.A and B) - language has been cleaned up, a resident may have a kennel for their personal dog; whereas, a commercial kennel would require a special permit; and 3) Accessory Uses to a Farm - recommended the entire section be deleted except for temporary roadside stands (moved to Accessory Buildings – Specific Types – 23.3.3).

Mr. de Brigard asked if the new revisions were posted on the town's website. Mrs. Glidden stated yes. Mr. Bull asked where the current Section 23 was placed. Mrs. Glidden stated the section was Home Businesses and the proposed Section 23 absorbs that. A brief discussion followed in regard to whether or not home businesses should be included in the title (it will not be included as it's an accessory use).

John Halfinger, Candlewood Hill Road, stated that the section has been cleaned up nicely. Mr. Halfinger asked about the parking regulations. Mrs. Glidden stated that the parking regulations remain the same.

Mr. Laurenza asked the public if there were any questions pertaining to the following sections – 6 Residential, 7 Commercial, 7A Village District, 8 Industrial District, 17.5 Signs, 21.12 Parking of Commercial Vehicles, and 30.6 Administration and Enforcement. As there were no questions or comments, Mr. Laurenza moved to Section 13B – Housing Opportunity District.

Dawn Parker, The Connection, a community development organization based out of Middletown, and representing the Shoreline Basic Needs Task Force and the Middlesex Coalition on Housing and Homelessness, spoke to the Commission in regard to Asset Limited, Income Constrained, Employed (ALICE). Ms. Parker informed those in attendance that 13 percent of families/individuals in Haddam/Higganum need affordable, obtainable housing. Ms. Parker explained that the ALICE Report, done by the United Way, found that a family of four in Haddam would need to make \$64,000 in order to survive and \$110,000 to live here. Ms. Parker stated that her organization encourages affordable housing and thanked the Commission for being proactive in this type of housing. Ms. Parker distributed information in regard to ALICE.

Mrs. Glidden asked Ms. Parker to explain what The Connection offers. Ms. Parker explained that The Connection is a \$56 million agency that has over 40 programs throughout Connecticut that provides everything from the Eddie Shelter, homeless shelter in Middletown serving all of Middlesex County, to building affordable housing. Ms. Parker stated that they also advocate and educate for the needs of the people (young, retirees, lower income) in Connecticut. Ms. Parker also stated she was in attendance to advocate for affordable housing in order to allow our young people to stay in Connecticut and seniors to age in place.

Sue Murphy, Executive Director of the Liberty Bank Foundation, stated that promoting affordable housing is one of the Foundations two major funding priorities. Ms. Murphy also stated that they too are a part of the Middlesex County Coalition on Housing and Homelessness. Ms. Murphy expressed Liberty Bank's support for the proposed Housing Opportunity District in Haddam.

Ms. Murphy discussed a newly created presentation by the River COG on all of Middlesex County and that there is a vital need throughout the county for affordable housing. Ms. Murphy stated of particular interest, was data for Middlesex County showed the population of middle aged people has been dropping over the past 10 years, those over 60 has been increasing, and a small spike in those over 25 (but will not stay if they can't afford to live here). Ms. Murphy also stated that a town without young people is a town that doesn't have a future. Ms. Murphy noted that another item of interest was the commuting trends – almost an equal number of people commuting in and out of Middlesex County. Ms. Murphy felt it's healthy for a community to have more options; and commended the Commission for their proposal.

Katie Shafer, Deputy Policy Director for the Partnership for Strong Communities and Charles Patton, Senior Policy Analyst for the Partnership for Strong Communities, were present. Ms. Shafer explained that their organization is a statewide housing and policy organization. Information was distributed in regard to housing needs in Haddam and a map of Connecticut showing towns who have participated in,

whether by showing interest or having adopted an Incentive Housing or a similar type housing zone, the HOMEConnecticut Program, 2016 Status. Ms. Shafer discussed affordable housing options and stated that Partnership supports the housing proposal. Ms. Shafer noted that 94 percent of Haddam's housing is single family homeownership and only 1.3 percent is affordable. Ms. Schaffer stated that this type of housing is not meeting the needs for singles and young families.

Bruce Mazzotta, Swain Johnson Trail, local contractor, asked if there are any required percentages for open space. Mrs. Glidden stated there are none. Mr. Mazzotta asked if financing will only be provided by the Connecticut Housing Finance Authority (CHFA) or some other option. Mrs. Glidden stated that it would be up to the developer, but noted that were people present who could offer perspective on financing options. Mr. Mazzotta asked if the removal of heat in Section 13B.2.2.5 "Monthly payment" was an oversight. Mrs. Glidden stated heat should be a part of the calculation. Ms. Parker stated there's a formula for heat, water, and utilities, but that it's part of a rent subsidy. Ms. Parker noted that electric is different than gas is different than oil. A discussion followed at length with Ms. Parker, Ms. Shafer, and Ann Faust, Middlesex County Coalition on Housing and Homelessness, and Haddam resident, offering their expertise. Mrs. Glidden stated that it appeared as if heat and hot water were not included in the monthly payment calculation for homeownership. Mr. de Brigard suggested the Commission stay with the state's language. Mrs. Glidden will obtain clarification.

In regard to Section 13B.8.1.E.2, Mr. Mazzotta asked if the plans need to show all possible additions, such as sun porches, decks, garages, during the initial presentation/potential approval. Mrs. Glidden stated yes. Discussion followed in regard to houses needing to look substantially the same (Section 13B.8.4 and 13B.8.2A); that the intent is not to have high end units with the affordable units not having any amenities; and that this type of housing would require a special permit allowing the Commission to have some flexibility. Ms. Parker stated that the point of affordable units is that you cannot tell the difference between the fair market value units and the affordable units.

Scott Bowden, Saybrook Road, asked what the minimum acreage size will be for these units citing Haddam's current minimum residential acreage requirement unless grandfathered in. Mrs. Glidden stated that the town currently has conservation subdivision regulations that allow smaller than one-half acre as well as housing for the elderly; and that there currently are subdivisions in town that are like this. Mrs. Glidden explained the intent of the proposal – floating zone; denser development which could be apartments, multi-family, townhouses, single family, or duplexes. Mr. Bowden asked if a type of housing has been decided. Mrs. Glidden stated that the applicant would make that decision and would come before the Commission during a public hearing. Discussion followed in regard to the town's current lack of infrastructure (water/sewer).

Mr. Bowden stated that he would think the town would stay with what has worked forever in the town – single family homes - and that he would prefer that. Mr. Bowden noted that he's been in the mortgage business for a number of years and talked about obtaining financing. Mr. Bowden talked about the high tax rate and the bad economy within the state. Mr. Bowden stated that affordable housing is more than housing; and that once you get someone in the house, they need to be able to make the payment. Mr. Bowden also stated that he's not against this sort of program, but wants it done right so the people who live there can afford it and that they're helping the town in the affordable housing goal.

Ms. Parker stated these are the efforts to keep the young people here. Ms. Parker noted that the median income in Haddam is \$93,000 and someone getting out of college doesn't make that much. Mr. Bowden stated that young people do not want to live in Haddam as it's mostly married couples. Ms. Parker stated although there's less incentive to stay in Connecticut, we need to help young people stay here. Mr. Bull stated that we're trying to get different housing stock in town and this is one way to do it. Mr. Wallor stated the Commission is merely offering a developer an option. Discussion followed.

Dave Peterson, Filley Road, asked if taxes are being paid on places like High Meadow, as his research didn't show it doing so or being exempt. Mrs. Glidden stated she didn't know. Mrs. Faust stated that Ferry Crossing, an affordable housing complex in Old Saybrook, does pay taxes. Ms. Parker stated that taxes are paid.

Megan Peterson, Filley Road, asked if it would be possible or legal to craft the regulations to make these units for veterans. Mrs. Glidden stated the Commission gave priority to residents or employees of the town, Regional School District #17 employees, and to a child or parents of a Haddam resident (13B.8.2.H). The Commission voiced concern over the lack of veterans being listed as they thought they had included veterans. Ms. Parker recommended the Commission be careful as wording is very specific with fair housing laws. A brief discussion followed.

Mr. Bowden asked if there was a timeline for when this development would start. Mr. Wallor stated currently there are no applications pending before the Commission for this type of development. Discussion followed in regard to the moratorium from Connecticut General Statute 8-30g; what brought this statute to the state; and housing diversity in town.

Mr. Bull stated that open space is mentioned within the section and should be referred to as common space (13B.8.14.B.1, 2, 3, C, D). Mrs. Glidden stated that the intent is space that is undeveloped. A brief discussion followed. Mrs. Glidden will further review the matter.

Sue Costa, Walkley Hill Road, asked if the document was on the town's website. Mrs. Glidden explained where to find the document (go to Haddam.org, click Regulations to the left of the screen, and click Draft Regulations).

Mr. Laurenza stated that in an effort to move the approval of the proposed regulation updates along, he would like to close the public hearing on the following items only: Section 6 Residential, Section 7 Commercial, Section 7A Village District, Section 21.12 Parking of Commercial Vehicles, Section 17.5 Signs, Section 23 Accessory Uses and Structures (new), Section 30.6 Administration and Enforcement, Section 4 Table 1, and Section 3 (Definitions); and to leave the public hearing open on Section 13B – Housing Opportunity District. Mr. Laurenza explained that he had a motion that included all of the proposed sections and that he would like to delete Section 13B – Housing Opportunity District from the proposed motion.

**MOTION:** Jamin Laurenza moved to approve the removal of Section 13B – Housing Opportunity District from the motion in order to gather additional information and to leave the public hearing open on this item only. Carmelo Rosa second. Motion carried unanimously.

**MOTION:** Jamin Laurenza moved to close the public hearing on the following sections only: Section 6 Residential, Section 7 Commercial, Section 7A Village District, Section 21.12 Parking of Commercial Vehicles, Section 17.5 Signs, Section 23 Accessory Uses and Structures (new), Section 30.6 Administration and Enforcement, Section 4 Table 1, and Section 3 (Definitions) at 8:25 p.m. Ed Wallor second. Motion carried unanimously.

Continued to Thursday, 3 March 2016 to discuss Section 13B - The Housing Opportunity District.

**6. Public Meeting: Referral of Proposed Regulation Updates for Sections 6, 7A, 21.12, 17.5, 23, 30.6, The Housing Opportunity District, Section 4 Table 1, and the Definitions Section of the *Town of Haddam Zoning Regulations***

**MOTION:** Jamin Laurenza moved to open the public meeting on the following sections only: Section 6 Residential, Section 7 Commercial, Section 7A Village District, Section 21.12 Parking of Commercial Vehicles, Section 17.5 Signs, Section 23 Accessory Uses and Structures (new), Section 30.6 Administration and Enforcement, Section 4 Table 1, and Section 3 (Definitions) at 8:25 p.m. Carmelo Rosa second. Motion carried unanimously.

In regard to Section 23.5.2 – Ground-mounted Solar Panels, Mr. LePard asked if there are houses within the town that may sit right on the edge of the road; and if so, they may not be able to comply with the setback requirement. Mr. LePard stated that the panel(s) may still be too close to the road. Mrs. Glidden stated that the intent of the regulation is to soften the visual impact of ground-mounts in the front yard.

Mr. de Brigard asked if the wording could be "10 feet from the front or side yard or the house whichever is greatest". Mrs. Glidden stated yes. Discussion followed at length with it again being noted that the intent is aesthetics.

**MOTION:** Jamin Laurenza moved to approve changes to the following zoning section of the Zoning Regulations and any subsequent numeration or formatting changes for Sections: 1. Section 3 Definitions; 2. Section 6 Residential; 3. Section 7 Commercial; 4. Section 7a Village District; 5. Section 8 Industrial District; 6. Section 17.5 Signs; 7. Section 21.12 Parking of Commercial Vehicles; 8. Section 23 Accessory Uses and Structures (new); 9. Section 30.6 Administration and Enforcement; and 10. Section 4 Table 1. Changes will become effective March 4, 2016. Carmelo Rosa second. Motion carried unanimously.

Continued to Thursday, 3 March 2016 to discuss Section 13B - The Housing Opportunity District.

## **7. New Business**

None.

## **8. Old Business**

None.

## **9. Approval/Correction of the Minutes**

**MOTION:** Jamin Laurenza moved to approve the 4 February 2016 minutes as submitted. Ed Wallor second. Motion carried with Mr. Lagace abstaining.

## **10. Chairman's Report**

Mr. Laurenza stated that he was very happy with the outcome of the meeting and the public's participation.

## **11. Scheduling of Hearings**

None.

## **12. Town Planner's Report**

**Plan of Conservation and Development (POCD) Committee** – Mrs. Glidden reported that the committee needs to meet again and that the subcommittee needs to review the applications for the consult. Mrs. Glidden also reported that no applications have been submitted to date. Mr. Rosa stated people usually wait until that day to submit their proposals.

**Tylerville Water Issue** – Mrs. Glidden reported that she and Lizz Milardo, First Selectman, met with legislators in Hartford to discuss this matter. Mr. Laurenza asked if there was any discussion on how this would be funded. Mrs. Glidden stated primary funding would come from the state and the Connecticut Water Co., but Haddam will need to fund some of the project. Discussion followed at length with more information to follow.

**Former State DOT Garage, Candlewood Hill Road** – Mr. LePard asked if the buildings would be torn down, should the town not accept the property. Mrs. Glidden stated the matter is in negotiations. Mrs. Glidden also stated that the state historic preservation officer has been down and there is quite a bit of interest in the building (it has been recognized as a significant, historic mill site). Mrs. Glidden stated that she believes there would be enough opposition to tearing the buildings down that it wouldn't happen. It was asked if P&Z could be afforded an opportunity to tour the structures.

**Higganum Cove** – Mr. LePard asked for an update. Mrs. Glidden reported that the site has been remediated, plantings were installed, and EPA is no longer on site. A brief discussion followed in regard to how the property should be managed, such as a Friends of Higganum Cove organization.

### **13. Adjournment**

**MOTION:** Ed Wallor moved to adjourn. Jamin Laurenza second. Motion carried unanimously.

The meeting was adjourned at 8:47 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Thursday, 3 March 2016.**