

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 16 FEBRUARY 2017
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Vice Chairman
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
X	Frank (Chip) Frey, Alternate
A	Liz West Glidden, Town Planner
X	Jim Puska, Zoning Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Laurenza, chairman, called the meeting to order at 7:00 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

Madore, Beaver Meadow Road – Ed Schwing, 143 Church Hill Road, Haddam, asked if Mr. Madore planned to come back before the Commission. Mr. Laurenza stated the applicant was withdrawing his application. Mr. Schwing asked what steps the town would be taking since there's an illegal operation. Melissa Schlag, 143 Church Hill Road, Haddam, stated Mr. Madore's engineer reported it was already an operational business. Mr. Laurenza asked Mr. Puska if a complaint had been filed with Mr. Puska stated no, not at this time. Mr. Puska stated Mr. Madore cannot come back with the same application for 12 months; however, he can come back with a completely different application. Mr. Schwing stated he understood that.

Mr. Frey asked Mr. Laurenza if the Commission has to accept the request for withdrawal or can it be discussed. Mr. Laurenza stated it can be discussed when the Commission gets to that agenda item.

Mr. Frey asked Mr. Laurenza if he could speak in regard to a comment made at the last meeting. Mr. Laurenza stated yes. Mr. Frey stated Ms. Schlag commented that she was unable to hear a discussion

between him and Mr. Wallor; and that he had asked Mr. Wallor about something on the plans. Ms. Schlag stated conversations between commission/board members have to be open to the public so they can hear it (FOI law - no whispering, text messaging, etc.). Ms. Schlag offered to provide the statutes and issues via email. Mr. Frey stated he'd look into the matter.

5. Referral from Board of Selectmen under Connecticut General Statute (CGS) 8-24 to Consider the Acquisition of Property and Permanent Easements from Bruce S. Mazzotta on Park Road and Park Road Extension; from Richard J. & Patricia Pytlik on Park Road and Park Road Extension; and a Drainage Easement from Harold H. & Robin M. Stohlts on Park Road, All Related to Improvements to Park Road AND to Consider the Acquisition of Property of Adele & Edward Vynalek, Located at South and Southwest of the Street Line of Little City Road and the Corner of Schuler Road, for the Purpose of Correcting the Survey Map.

Park Road/Park Road Extension: Jeff Jacobson, Town Engineer, Nathan L. Jacobson & Associates, and Lizz Milardo, First Selectman, were present.

Mr. Jacobson reported he had previously been before the Commission in regard to acquiring a small piece of property from Mark and Raye Brookes and a permanent easement from Cheryl Czuba; and he is back before the Commission for an 8-24 report for the acquisition of two additional permanent easements and three additional small parcels (total acreage is .06 of an acre).

Using a map, Mr. Jacobson pointed out the areas in question. Mr. Jacobson stated the former Gilkinson Trust property is now owned by the Pytlik family, and historically, the town has turned their trucks around in this area. The proposal calls for a hammerhead turnaround in this area and the town would like to formalize this. Mr. Jacobson noted that all acquisitions are being provided by the property owners at no cost to the town.

The other two pieces to be acquired are at the intersection of Park Road Extension and Park Road. Mr. Jacobson reported the right-of-ways in this area are currently very narrow and come to a point with no arcs or radius. Mr. Jacobson stated the portion of the gravel road currently goes onto property that is owned by Bruce Mazzotta. These two parcels are 187 square feet and 82 square feet. Mr. de Brigard asked the meaning of the colors on the map. Mr. Jacobson stated the yellow indicates temporary construction easements to allow for the installation of silt fence and grading and there will be no transfer of property to the town (8-24 not required). Mr. Jacobson also stated the orange indicates the two small fillets to be acquired from the Pytliks and Bruce Mazzotta.

Mr. Jacobson reported there are two permanent easements: 1) At the corner of Park Road near the Stohlts property. This area has historically been a drainage problem and rather than go all the way down through the old turnpike easements and switch back, the Stohlts' have been asked and are willing to grant a drainage easement to cut across their property to assist in saving costs and reduce the length of the drainage run. 2) At the intersection of Park Road Extension and Route 154. The small parcel will come from Bruce Mazzotta and will allow for guiderail and acreage. Mr. Jacobson stated there's a certain flare that needs to be provided for safety purposes and the current right-of-way is so narrow it doesn't allow for the installation of the guiderail.

In conclusion, Mr. Jacobson stated there are three parcels to acquire (total acreage .06) and two drainage easements (a little over one-tenth of an acre combined).

Mr. Bull asked if all parties have granted the easements. Mr. Jacobson stated they have met with all the parties and all have agreed; however, none of the documents have been executed to date.

Ms. Schlag stated this matter has already gone to a town meeting and the town voted to acquire the easements and property; therefore, making this is a "cart before the horse" for the Commission. Mr. Laurenza asked Mr. Jacobson if he would like to combine this matter with the Vynalek matter. Mr. Jacobson stated he was not familiar with the Vynalek matter. Mrs. Milardo stated they're separate.

MOTION: Wayne LePard moved to approve a report to the Board of Selectmen, that supports the acquisition of property and permanent easements from Bruce S. Mazzotta on Park Road and Park Road Extension; from Richard J. & Patricia Pytlik on Park Road and Park Road Extension; and a drainage easement from Harold H. & Robin M. Stohlts on Park Road, all related to improvements to Park Road and shown on maps titled Grading, Utilities, and Erosion and Sediment Control Plan, contract drawings dated January 2017 by Nathan L. Jacobson and Associates map numbers 18, 19, 20 and 22 of 30; in accordance with Section 8-24 of the Connecticut General Statutes. Carmelo Rosa second. Motion carried unanimously.

Adele & Edward Vynalek: William Bowles, Esq., and Lizz Milardo, First Selectman, were present.

Using a map, Mr. Bowles stated after a survey of the Vynalek property, the area outlined in orange is an area that ended up being in the town right-of-way. Mr. Bowles stated this may have happened when Little City Road was widened and nothing was done at the time. Mr. Bowles stated the Vynaleks have quit claimed the property to the town. Mrs. Milardo stated this is the simplest fix, it's in the town right-of-way, and the Vynaleks would like to clean things up with their property lines.

There were no comments either for or against from the public.

MOTION: Steve Bull moved to approve a report to the Board of Selectmen, that supports the acquisition of property owned by Adele & Edward Vynalek, located at south and southwest of the street line of Little City Road and the corner of Schuler Road, for the purpose of correcting the survey map in accordance with Section 8-24 of the Connecticut General Statutes and shown on map drawn by David Smith Engineering and Survey Associates and dated October 9, 2016. Ed Wallor second. Motion carried unanimously.

6. Continuation: Public Hearing: Special Permit to Allow a Material Processing Plant as Part of a Proposed Petition to Change Zoning from R-2 to I-1, Shown on Tax Map 46, Lot 2, and Located near the Intersection of Beaver Meadow Road and Ranger Road, and Owned by Gilbert Madore. WITHDRAWN.

Mr. Laurenza read a letter from Michael Harkin, engineer, Harkin Engineering, to Town of Haddam, ATTN: Liz Glidden, town planner, dated 30 January 2017, withdrawing the Special Permit Application into the record (Exhibit A).

Mr. Frey asked if the Commission had to formally accept the letter of withdrawal or not. Mr. Frey stated if there's a unanimous decision, Mr. Madore would not be allowed to reapply for 12 months; however, if the Commission didn't accept the withdrawal, Mr. Madore could reapply and the Commission could go to work to discuss the matter and contemplate a text amendment as the parcel is a time bomb ticking with Bamforth Road potentially being more highly impacted than if the application was accepted. In response to a comment made at the last hearing, Mr. Frey stated the town planner, who happens to live in East Haddam, is paid by the town to advise the Commission.

Mr. Laurenza stated the withdrawal could be tabled until the next meeting. Mr. de Brigard stated if the withdrawal isn't accepted, it would change the 12 month time frame for Mr. Madore. Mr. Laurenza stated Mr. Madore is only asking to withdraw his special permit and believes the matter is a moot point. A brief discussion followed.

7. Public Hearing/Public Meeting: Special Permit to Allow a Health Club per Section 7A.4 C of the Haddam Zoning Regulations for Property Located at 23 Killingworth Road and Shown on Tax Map 15, Lot 138.

Merle McKenzie, applicant, was present.

Mr. McKenzie stated he's asking permission for a small commercial gym in the same building as Higganum Pharmacy. Mr. Kohs asked if this would be part of the same building. Mr. McKenzie stated yes, and

that he believes the structure is 6,000 square feet with Higganum Pharmacy inhabiting approximately 2,000 or so square feet and he would like to use the balance.

Mr. McKenzie read his narrative, dated 24 January 2017, into the record (Exhibit A). In the narrative, Mr. McKenzie outlined that the facility would have standard gym equipment; hours of operation - 4:00 a.m. to 11:00 p.m., Monday through Sunday (key fob/card access); employees – at least two part-time, eventually one full-time, and up to five part-time; exterior of building - no changes and no additional lighting; signage – four feet by eight feet in keeping with town's regulations and down-lit (no neon type lighting); interior of building – remove small interior office walls (non-weight bearing) to make rooms larger; and do not anticipate more than 20 people at a time in the gym.

Mr. Laurenza asked if the sign will need to go before the Architectural Review Committee (ARC). Mr. Puska stated yes, as well as the Land Use Office for zoning for final approval. Mr. Laurenza asked Mr. Puska if the process had been started with Mr. Puska responding not yet. Mr. McKenzie asked if it would be another application he'd need. Mr. Puska stated yes, a zoning application as well as submitting the dimensions of the proposed sign and exact wording (to submit photo of sign).

Mr. Rosa asked about parking. Mr. de Brigard and Mr. Kohs stated there's plenty of parking. Mr. Puska stated there's an entire gravel lot to the side of the building.

Mr. Laurenza read a letter from Gregory McKenna, owner of the property and Higganum Pharmacy, to Jamin Laurenza, chairman of P&Z, dated 30 January 2017 (Exhibit B). In the letter, Mr. McKenna stated Mr. McKenzie, who operates CrossFit gym, has done his research to develop the proposed fitness/gym business; the proposed location was previously a gym along with a physical therapy office (Body in Motion and Higganum Physical Therapy, respectively); and he supports the proposal. Mr. LePard stated the former gym was call "Back in Motion".

Mr. Laurenza read a letter from Lorraine Riess, 11 Lake Ave., to Jamin Laurenza and Commission Members, dated 9 February 2017 (Exhibit C). In the letter, Ms. Riess voices her disapproval over the proposal as well as the existing CrossFit gym located adjacent to her residence; outlines problems (noise, hours of operation, resistant/adversarial to complaints) with the CrossFit gym; and outlined conditions (noise ordinance, doors remain closed during operation, reasonable hours of operation such as 8:00 a.m. to 5:00 p.m. to allow residents to sleep to a reasonable hour and to enjoy their evenings without yelling, music, and equipment noise, stipulate a time frame for merging the two gyms at the new location or relocating to the proposed new warehouse facility at 457 Killingworth Road.

Those who spoke in favor of the proposal: Jody Lynn, 888 Saybrook Road, Haddam, citing Mr. McKenzie's knowledge of operating a gym, being concerned about people's health, and not looking for profits from a franchise gym. Wendy Laurenza, 315 Old Cart Road, Haddam, stated Mr. McKenzie answered her questions, the CrossFit facility was quiet and well kept, and the building for the proposed gym is a commercial structure. Dan Therrien, 89 Old County Road, Higganum, stated he has attended the CrossFit gym for the past several years as well as his children (children's program) and Mr. McKenzie has built more than a place of business, but a community, and believes Mr. McKenzie will bring a new facility with greater access to those individuals who may not want to or be able to maintain their health and fitness through CrossFit. Lizz Milardo, First Selectman, stated there was a gym in the building previously and it worked out very well; however, there was a business plan change. Mrs. Milardo also stated she believes it's a good location for a gym with sufficient parking and noted there are existing businesses within the area where clientele are moving around. Joe Laurenza, 315 Old Cart Road, Haddam, stated it would be a good fit for the community, bring business and activity into town, and suggested the Commission approve the application. Kristin Fredericksen, 103 Laurel Grove Drive, Higganum, stated in addition to its being a good business move for Haddam, in terms of promoting health and fitness, it will also be good for the community.

Mr. Bull asked if the application was for a special permit. Mrs. Batzner and Mr. Laurenza both stated yes. Mr. Bull asked if the public hearing sign was posted and in a timely manner. Mr. Puska stated yes. Mr. Bull asked if there was a completed application. Mr. Puska stated yes. Mr. Bull asked if the only thing

being done to the outside of the building was the installation of a sign. Mr. Puska stated yes. Mr. Bull asked if ARC will need to review this. Mr. Puska stated ARC will review the sign only.

Sam Todzia, 318 Candlewood Hill Road, Higganum, stated it appeared as if the character of the applicant was called into question in one of the letters. Mr. Todzia stated he would be surprised if Mr. McKenzie would be rude as his character is such that he wants to take care of people not only through his business, but also through his neighbors.

No one spoke in opposition of the application.

MOTION: Ed Wallor moved to close the public hearing at 7:35 p.m. Art Kohs second. Motion carried unanimously.

Public Meeting: Mr. Laurenza opened the public meeting at 7:35 p.m.

Mr. Frey stated the application falls under Permitted Uses – 7A.4 C 10 of the regulations, there was a gym in the same location previously, and there's a lot of parking. Mr. Kohs noted there is no change to building. Mr. Laurenza stated the hours seem appropriate for the type of business being proposed. Mr. Bull asked the hours of operation. Mr. Laurenza stated 4:00 a.m. to 11:00 p.m. Mr. Bull asked the hours of operation for CrossFit. Mr. Wallor stated the Commission cannot accept the information. Mr. Puska stated how the hours of operation were designed. Mr. Bull asked if the proposal is for seven days. Mr. Laurenza stated Mr. McKenzie's letter indicates seven days a week. Mr. Bull stated there are several businesses in the downtown that are open until 11:00 p.m. and possibly later.

MOTION: Jamin Laurenza moved to approve a special permit to allow a health club in the Higganum Village District per Section 7A.4 C 10 of the Haddam Zoning Regulations. **Conditions:** 1. There will be no exterior changes to the building. 2. The hours of operation will not exceed 4:00 a.m. to 11:00 p.m. seven days a week. 3. There will be no additional exterior lighting to the building. 4. Signage on the building will not exceed 32 square feet and will be downward lit. Any new signage will require a zoning permit. **Exhibits:** 1. Application received January 25, 2017. 2. Site Plan, Titled "Higganum Physical Therapy" and date stamped 1-25-2017 of the existing interior tenant space. 3. B100a approved by Ryan Grenon, RS with CRAHD approving the B100a for the use. 4. Statement of use dated 1-24-17 by Merle McKenzie outlining hours of operation and use description. Ed Wallor second. Motion carried unanimously.

8. Public Hearing/Public Meeting: Resubdivision of Property Located at 428 Plains Road, Shown on Tax Map 51, Lot 29-1 to Merge the Two Lots Previously Subdivided in February 2016, and to Extinguish the Conservation Easement Established as Part of that Subdivision and Shown on Subdivision Map #3465.

Todd and Lourdes Evans, owners/applicants, were present.

Mr. Laurenza opened the public hearing at 7:40 p.m.

Mr. Evans stated he and his wife, recently purchased the property and they would like to eliminate the subdivision thereby eliminating the requirement for a conservation easement. Mr. Evans stated they would like free use of the property and do not intend to build anything towards the back.

Mr. Kohs clarified that it will be converted back to one piece of property. Mr. Evans stated yes.

There were no comments either for or against from the public.

MOTION: Jamin Laurenza moved to close the public hearing at 7:42 p.m. Ed Wallor second. Motion carried unanimously.

Public Meeting: Mr. Laurenza opened the public meeting at 7:42 p.m.

Mr. Puska recommended the property be resurveyed, the conservation easement removed, and the new survey be filed on the Land Records. Mr. Evans stated he understood.

MOTION: Jamin Laurenza moved to approve a resubdivision to merge two lots into one parcel that will be approximately 12.5 acres and to extinguish the conservation easement for said subdivision approved October 1, 2015 and shown as Map #3465 on file with the Town Clerk. **Conditions:** None. **Exhibits:** 1. Site Plan drawn by Richard Mihok, P.E., and dated July 18, 2015, revised September 29, 2015 and titled "Wytas Development Plan: Wytas Subdivision". 2. Application received in the Land Use Office January 25, 2017. Ed Wallor second. Motion carried unanimously.

9. Public Hearing/Public Meeting: Subdivision of Property Located at 318 Candlewood Hill Road, Shown on Tax Map 16, Lot 45 into Two Lots.

Roger Nemergut, engineer, Sam Todzia, owner/applicant, were present.

Recording Clerk's Note: The agenda referred to this application as a resubdivision rather than a subdivision. Correction is reflected above.

Mr. Laurenza opened the public hearing at 7:45 p.m.

Mr. Nemergut submitted the Affidavit of Public Notice Sign Posting, dated 16 February 2017, with attached photo of posted sign, taken on 5 February 2017, and signed by Sam Todzia, applicant (Exhibit A).

Using the map, Mr. Nemergut pointed out the outline of the boundary (9.5 acres) in yellow and stated the proposal calls for turning the parcel into two lots. Mr. Nemergut stated the parcel is currently developed as a single family residence (existing house on property) and propose it to go with a lot that will be 2 acres in size, and create a second lot, 7.3 acres. Sam and Kristin Todzia will transfer the lot with the existing house to their parents.

Mr. Nemergut stated there's an existing driveway off Candlewood Hill Road servicing the existing house and it will be used as a common driveway to service the new house as well. Mr. Nemergut noted there is a wetland area associated with Candlewood Hill Brook. Mr. Nemergut stated as part of the driveway regulations of the Public Improvements Section common driveways need to be widened to 16 feet and the existing driveway is currently 10 to 11 feet wide. Mr. Nemergut also stated part of the work, southern part, from Candlewood Hill north approximately 100-200 feet is within the upland review, will require an Inland Wetlands permit (applied for and received). Copy of Inland Wetlands Commission permit application and letter of approval from Jim Puska, Zoning/Wetland Enforcement Officer, to Sam Todzia, dated 15 February 2017, was submitted (Exhibit B; 3 pages).

Mr. Nemergut stated the plan was submitted to the Connecticut River Area Health District (CRAHD) for their review and approval. Mr. Nemergut stated he did not receive a formal approval; however, he did receive an email from Ryan Grenon, Registered Sanitarian, dated 2 February 2017, where he indicates his approval and asks Liz Glidden, Town Planner, if a formal letter is required. Mr. Nemergut read the email into the record and submitted a copy (Exhibit C).

Mr. Nemergut also stated the applicant is requesting several waivers with the application and they are as follows: 1) Open Space – Subdivision Regulations Section 4.6 - Open space normally required; however, there is an exclusion if it is a transfer conveyance of property to a family, which this is. 2) Driveway Width – Regulations for Public Improvements Section 130B.3 – Applicant is agreeable to the widening of the driveway, but would like to leave it unpaved. The driveway in its current condition shows no evidence of erosion or any problems. The grades are flat (average grade being three percent; maximum grade five percent). Understand the reason for the regulation, but does not believe it's required in this matter. 3) Stormwater Runoff Control Plan – Subdivision Regulations Section 2.3.7 – The parcel is 9.5 acres, two lot subdivision – existing house and one new house proposed. The new single family house would be on 7.5

acres and the increase runoff would be insignificant and it would flow directly into Candlewood Hill Brook. No issue of impacting a neighbor. Mr. Nemergut submitted a revised letter for the waiver requests, dated 26 January 2017, revised 16 February 2017 (Exhibit D; two pages).

In regard to the stormwater runoff waiver request, Mr. Bull stated there's a brook the runoff will flow into and that could be an issue. Mr. Nemergut stated his point was the proposal is for a single family structure on a 7.5 acre parcel and the concern about the runoff impacting other people or creating erosion will not occur as it stays on the property before it gets into the brook. Mr. Nemergut stated the runoff is too small to calculate. Mr. Nemergut stated if the waiver isn't grant, a detention basin will need to be designed which can and will be done. Mr. de Brigard stated if the driveway were to be paved, it would create a larger increase in runoff. Mr. de Brigard asked if the driveway had any drainage. Mr. Nemergut stated there's an existing culvert that is long enough to accommodate the proposal. A brief discussion followed. Mr. Bull asked if the lot is wooded. Mr. Nemergut stated the lot is clear where the construction is proposed and is very lightly wooded, but mainly grass from the house to the brook.

Mr. de Brigard asked if the house would stay with the existing septic system until it's replaced by the code compliant leaching field. Mr. Nemergut stated CRAHD addressed this matter (need to demonstrate the smaller parcel can support a code compliant system). Mr. de Brigard asked if the system is in the wetland review area. Mr. Puska stated only the driveway improvements. Mr. Nemergut stated the eastern portion of the compliant area is in the upland review area which is o.k. because the code requirement is 50 feet from a watercourse not a wetland (the health code has no separation distance from a wetland). Mr. Nemergut noted the code compliant system is not proposed construction (may be something in the future and do not need a permit).

Mr. Braren stated he understands the small percent of runoff pertaining to the proposed house; however, if the driveway were to be paved the runoff would be a larger percent. Mr. Nemergut stated if they were proposing to pave the driveway, they would not ask for the waiver.

Mr. LePard stated it appears as if there are waivers being requested that are associated with the future construction. Mr. Laurenza stated he doesn't believe this is a resubdivision. Mr. Nemergut stated it's not a resubdivision, it's a subdivision. Mr. LePard stated he thought the Commission would only be looking at a resubdivision and not the additional requests. Mr. Nemergut noted two of the waivers relate to the subdivision regulations. In regard to the driveway waiver, Mr. LePard asked if it would be more appropriate to look for the waiver if in the future an additional house were to be constructed. Mr. Nemergut stated if the Commission feels the applicant doesn't need the waiver in order to get subdivision approval, he's agreeable with that. Mr. Nemergut stated he was only pointing out that there is wording about paving a common driveway (not proposed) and are asking relief from it. Mr. Rosa and Mr. Frey stated it is part of the regulation and needs to be addressed now. Discussion followed at length with Mr. Puska stating a condition can be added to approval. Mr. Nemergut stated a note can be added to the plan.

Joe Laurenza stated he supports the waivers being requested as the driveway will stop the sheet runoff and a drainage pond would impact the area more than just letting the water flow as it is.

Mr. Lagace asked if the new house would have a right-of-way with the common driveway. Mr. Nemergut stated there is a 25 foot access right-of-way of Lot 2 across Lot 1 noted on the plan. Mr. Bull asked Mr. Nemergut to explain the difference between a 25 foot and 50 foot right-of-way. Mr. Nemergut stated 50 feet is a right-of-way for a town road and 25 feet is a standard right-of-way width for a driveway.

MOTION: Art Kohs moved to close the public hearing at 8:12 p.m. Carmelo Rosa second. Motion carried unanimously.

Public Meeting: Mr. Laurenza opened the public meeting at 8:12 p.m.

Mr. Bull asked if official wetland approval has been received. Mr. Puska stated yes, he approved it. In regard to approval from the health department, the email submitted by Mr. Nemergut is sufficient. Mr.

Laurenza asked that a condition be added to the motion to include a stormwater management plan be required should the driveway be paved in the future.

MOTION: Ed Wallor moved to approve a subdivision of property currently known as 318 Candlewood Hill Road into two parcels; Lot 1, a lot that equals approximately 2.21 acres and Lot 2, that will equal approximately 7.16 acres, and a waiver to the requirement for (25%) open space per Section 4.4.6 (3) of the Subdivision Regulations and a waiver to allow that the shared driveway remain unpaved per Section 130B.3 of the Regulations for Public Improvement. **Condition:** Future paving of the common driveway would require storm water management implementation. **Exhibits:** 1. Application received January 27, 2017. 2. Site Plan, Titled "Subdivision of Land of Sam B. and Kirstin C. Todzia 318 Candlewood Hill Road" dated 1-25-17 and drawn by Roger Nemergut, P.E. 3. Email dated 2-2-17 from Ryan Grenon, RS with CRAHD approving the B100a for the subject property. Art Kohs second. Motion carried unanimously.

10. Public Hearing/Public Meeting: Text Amendment to Section 2 of the Haddam Zoning Regulations that Will Add Language to Abutting Property Owners for Proposed Zoning Changes to Include Certificate of Mailing.

Mr. Laurenza opened the public hearing at 8:19 p.m.

The Commission briefly reviewed the proposed text amendment.

Mr. Schwing and Ms. Schlag stated they supported the proposed amendment.

MOTION: Jamin Laurenza moved to close the public hearing at 8:20 p.m. Steve Bull second. Motion carried unanimously.

Public Meeting: Mr. Laurenza opened the public meeting at 8:20 p.m.

MOTION: Ed Wallor moved to approve a text modification to Section 2.2 of the Haddam Zoning Regulations to include the requirement of a certificate of mailing for all properties within 200 feet of any proposed zoning changes. **Conditions:** None. **Exhibits:** 1. Highlighted proposed Section 2.2 of the Haddam Zoning Regulations. Steve Bull second. Motion carried unanimously.

11. Approval/Correction of the Minutes

MOTION: Jamin Laurenza moved to approve the 19 January 2017 public hearing/meeting minutes as submitted. Carmelo Rosa second. Motion carried unanimously.

12. Chairman's Report

None.

13. Scheduling of Hearings

CGI, Jeffrey Polke, Warehouse Facility, Special Permit – Public Hearing – Thursday, 2 March 2017.

10. Zoning Enforcement Officer's (ZEO's) Report

Mr. Puska reported there needs to be an amendment to the regulations in regard to small contractors who operate from their residential properties. Mr. Puska stated when these contractors reach a certain point, they can no longer have a home occupation permit as it goes beyond the scope of the permit. Mr. Puska discussed possible points to consider, but not limited to: minimum acreage; certain amount of screening, and conditions to have their business operate out of their property. Mr. Wallor stated the Commission has been down this road and it's not easy. Mr. Laurenza asked Mr. Puska to reach out to the surrounding towns to see what they may have in their regulations regarding this matter. Mr. Frey asked if the town

has a regulation regarding maximum number of employees with Mr. Puska stating only within the home occupation. Mr. LePard asked about people who seal driveways, dog grooming, plumbers, etc. Mr. Puska stated they would fall under home occupation and would not require registration to do that as they are not receiving goods or seeing clients at the house, and have no sign posted on property. Discussion followed at length.

15. Adjournment

MOTION: Steve Bull moved to adjourn. Ed Wallor second. Motion carried unanimously.

The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 2 March 2017.