

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 1 SEPTEMBER 2016
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Vice Chairman
X	Arthur Kohs
A	Michael Lagace
X	Jamin Laurenza, Chairman
A	Wayne LePard
X	Carmelo Rosa
X	Edward Wallor, Secretary
A	Robert Braren, Alternate
X	Raul de Brigard, Alternate - Seated
A	Frank (Chip) Frey, Alternate
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 7:01 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken and all regular and alternate members were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

None.

5. CGS Section 8-24 Referral for Town Road Acceptance: Brookes Court located off Saybrook Road in Tylerville

Mrs. Glidden reported the developer has not completed all requirements at this time. Item tabled.

6. Old Business:

a. Discussion of Detached Accessory Apartments

Mrs. Glidden distributed a draft of proposed language (Exhibit A) and reviewed with the Commission. Mrs. Glidden reported the purpose of the proposed revisions is to have a better definition of what livable space is. Mrs. Glidden stated gross square footage is the exterior walls and staircases, closets, etc., are not subtracted. Mrs. Glidden also stated she spoke to Gary Vivian, Building Official, in regard to this

matter and this is how he would calculate gross square footage (more in conformance with the Building Codes); and that Mr. Vivian felt that any stairway accessing the apartment should be calculated in to the gross square footage. Mr. Laurenza asked if an exterior stairway would be included. Mrs. Glidden stated it would be different, as the proposed definition states "interior".

Mr. Rosa asked if the language under 23.6.3.A.3 should include "gross square feet". Mrs. Glidden stated it should. Mr. de Brigard asked if it would be possible within an existing building.

Discussion followed in regard to proposed Item #10 in regard to the date 1950 and the 1,600 square foot requirement. Some Commissioners questioned why there's a date and why 1950 with Mrs. Glidden explained anything historic is 50 years before present and she preferred a fast and hard date (could be prior to zoning in 1958, etc.). Mr. Laurenza and Mr. Wallor voiced concern over the 1,600 square foot requirement. Mr. Bull asked why the Commission would care about the size of the structure the 800 square feet would be in. Mrs. Glidden stated it's a slippery slope. Mr. de Brigard stated his concern is someone coming before the Commission with a plan for a large structure that looks like a house with an unfinished basement and attic and claiming only the first floor will hold the accessory apartment and next thing you know there's more than was intended. Mr. Wallor agreed, but stated he has a barn that's just under the proposed 1,600 square feet and outlined a potential scenario. Mrs. Glidden stated she felt the Commission was trying to avoid excessively large accessory structures with apartments in them. Mr. Bull stated 23.6.3.B.1 which sets size and criteria should cover it. Discussion followed.

Mr. Bull distributed proposed language (Exhibit B) to discuss and review with the Commission. Mr. Bull stated his proposed Item #11 addresses Mr. de Brigard's as well as his concern. Mrs. Glidden stated she doesn't know if Haddam needs to have a maximum size for an accessory structure. Discussion followed at length with Mr. Laurenza stating it isn't the Commission's concern in regard to what people may do, but rather to provide a permit for what they can do. Mrs. Glidden noted that Section 6 contains the language indicating that accessory apartments are by Special Permit.

Discussion followed in regard to the town not having a list or understanding of how many apartments there are within the town; there being a number of illegal apartments; concern over substandard living units; provide a copy of a list of apartments to the fire department for an annual inspection; what the penalty would be (a fine); the lack of town resources to police it; and public awareness.

The consensus from the Commission is that Items #1, #10 and #11 from Mr. Bull's sheet (Exhibit B) will be added and Items #9 and #10 from Mrs. Glidden's sheet (Exhibit A) to be removed.

Mr. Laurenza questioned 23.6.3.B.4 in regard to home occupation. Mrs. Glidden stated she could add the word "permitted" before home occupation. Mrs. Glidden explained the difference between a home occupation by right and permitted (signage, employees, numerous deliveries/customers). The wording "permitted" and regulation citation to be added. Further discussion followed.

b. Contractors Yards and Keeping of Commercial Vehicles

Mrs. Glidden reported she's anticipating an application from an existing business that would like to change the location of the business as well as the owner. Mrs. Glidden stated there is currently nothing within the regulations which allows for contractors yards (the storage of commercial vehicles, equipment, etc.). Mrs. Glidden also stated the town is aware there are a number of these types of yards in residential areas and the town does not have the right industrial space to allow for relocation. Mrs. Glidden explained the present system is complaint driven and that she would like an option to allow for some contractors yards within the residential district to be legal. Mr. Wallor talked about a commercial parking zone in the 1970s. Mr. Laurenza asked if the old regulations could be researched. Discussion followed at length in regard to the matter potentially being covered by a special permit, setback requirements (at least 100 feet), acreage (six or above), landscaping, hours of operation, number of employees, vehicles running - either being started up in the early morning hours or running all night, and a contractor's building having setbacks that are different from a residence. Item to be discussed further.

c. POCD Update

Mrs. Glidden distributed a flyer concerning the Plan of Conservation and Development (POCD) to the Commission. Mrs. Glidden reported a meeting of the POCD Committee is scheduled for Thursday, 8 September 2016, 7:00 p.m., Annex Building, 11 Jail Hill Road, Haddam. Mrs. Glidden also reported the website will allow people to submit comments/questions/input and to see what is taking place.

7. New Business:

None.

8. Approval of Minutes

MOTION: Ed Wallor moved to approve the 21 July 2016 minute as submitted. Steve Bull second. Motion carried unanimously.

9. Chairman's Report

None.

10. Scheduling of Hearings: 457 Killingworth Road Zoning Petition

Petition for a Zone Change from Residential to Industrial Park – Public hearing - Tuesday, 13 September 2016. Mrs. Glidden explained the location of the proposed site.

11. Town Planner's Report

None.

12. Adjournment

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

The meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Tuesday, 13 September 2016.