

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING/HEARING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 3 NOVEMBER 2016
APPROVED MINUTES
*Approved as Submitted at the 17 November 2016 Meeting***

ATTENDANCE

A	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
A	Raul de Brigard, Alternate
X	Frank (Chip) Frey, 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 6:30 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken and all regular members as well as Mr. Frey, alternate member, were seated.

3. Additions/Corrections to the Agenda

None.

**4. Continuation: Public Hearing/Public Meeting: 5 Evergreen Road, Map # 54, Lot 33-6.
A Special Permit to Allow a Detached Accessory Apartment per the Site Plan Submitted by J. Brian Buckley Design dated March 28, 2016 and the Site Plan Drawn by Paul Lambert, P.E., dated 11/9/15 and Revised October 6, 2016.**

This is a continuation from 20 October 2016.

E. Paul Lambert, engineer, Lambert Engineering, and Julio Riera, owner/applicant, were present.

Mrs. Glidden reported the plans have not changed since the last hearing and a memo, dated 1 November 2016, from Jeff Jacobson, town engineer, Nathan L. Jacobson & Associates, has been received. Mrs. Glidden read the memo into the record.

Mrs. Glidden asked Mr. Lambert if he had brought the elevation drawing as requested. Mr. Lambert stated he did not as the architect's office was not open when he stopped on his way to the hearing. Mr. Lambert also stated he will submit the elevation so it's a part of the record. Mr. Lambert noted the elevation will be similar to the west elevation only it will have doors on the lower level.

MOTION: Jamin Laurenza moved to close the public hearing at 6:38 p.m. Wayne LePard second. Motion carried unanimously.

Mr. Laurenza opened the meeting and asked the Commission if they had any comments regarding the application. There were none.

MOTION: Jamin Laurenza moved to approve a special permit to allow a detached accessory apartment per the site plan submitted by J. Brian Buckley Design dated March 28, 2016 and the site plan drawn by Paul Lambert, P.E., dated 11/9/15 and revised October 20, 2016. Revision #9.

Mr. Lambert stated it should not be #9, but October 31. Mr. Laurenza made the correction.

MOTION: Jamin Laurenza moved to approve a special permit to allow a detached accessory apartment per the site plan submitted by J. Brian Buckley Design dated March 28, 2016 and the site plan drawn by Paul Lambert, P.E., dated 11/9/15 and revised October 31, 2016. Revision #9. **Conditions:** Applicant shall obtain all Health Permits as required. **Exhibits:** 1. Application dated October 5, 2016. 2. Site Plan dated November 11, 2015 and drawn by Lambert Engineering. 3. Elevation drawings and Floor Plan by J. Brian Buckley Design, dated March 28, 2016, revised October 20, 2016. Plans Ahead LLC. 4. Email correspondence from consulting engineer, Geoffrey Jacobson, P.E., dated October 18, 2016 and again on November 1, 2016. Ed Wallor second. Motion carried unanimously.

Due to there being a sufficient amount of time before the start of the Plan of Conservation and Development (POCD) presentation by the Horsley Witten Group, Mr. Laurenza continued the meeting with additional agenda items.

5. Approval of Minutes

Mr. Lambert was kind enough to provide two corrections to the minutes pertaining to the Riera public hearing. Mrs. Batzner thanked Mr. Lambert for noting these errors and providing the corrections.

Corrections to the 20 October 2016 minutes: page 2, seventh paragraph, third line – change “9.5” and “209.5” to “elevation 209.5” and “elevation 210.0”, respectively.

MOTION: Jamin Laurenza moved to approve the 20 October 2016 minute as amended. Ed Wallor second. Motion carried unanimously.

6. Town Planner's Report

Grants – Mrs. Glidden reported she is working on two large grants that are due 16 November 2016. 1) Department of Economic and Community Development (DECD) Brownfield Grant for the former DOT Garage in Higganum. Even though the town doesn't own the facility, the town can apply for up to \$200,000 to do an assessment – to look at the building for possible reuses and doing a Phase I study to understand what the contaminates are. After that's completed there are several pots of money that can be applied for for remediation of the site. Mrs. Glidden reported the town has not acquired the site as it's unclear what contaminates are on site and the town does not want to adopt a contaminated property without understanding what's there and without some level of funding commitment to clean it up.

2) Transportation Alternatives Program, federal grant, for sidewalks that would go from the swing bridge to Route 154. Nathan L. Jacobson & Associates is drafting a concept plan for this. Mrs. Glidden reported DOT is doing an assessment to see whether or not a pedestrian walkway can be engineered to be attached to the north side of the swing bridge.

Land Use Budget – Mrs. Glidden reported she has put in for a couple of pedestrian assessments – 1) connecting Higganum Cove to Higganum Center.

Higganum Center Bridge Replacement – Mrs. Glidden reported the bridge is almost complete – sod is being installed and a dedication will be held on Friday, 18 November 2016, at 1:00 p.m. with Commissioner James P. Redecker, DOT, present.

Tylerville Water Issue – Mrs. Glidden reported this matter is in a holding pattern at this time while the Department of Energy and Environmental Protection (DEEP) updates their 2013 alternative report (mainly costs). Mrs. Glidden stated due to the length of the pipe from Chester to Tylerville there could be standing water within the pipe that would be sitting there long enough to potentially create bacteria; therefore aeration would need to take place to address the bacteria. An assessment on this is taking longer than expected. It's hoped that a meeting will be held in June of 2017.

Meet and Greet for Local Business Owners – Mrs. Glidden reported on Tuesday, 1 November 2016, a meet and greet was held with 30-35 business owners present. Mrs. Glidden also reported there's discussion of forming a merchants association which would be a great way to talk to the merchants as a collective body rather than individually. This event was sponsored by the Economic Development Commission (EDC).

Section 9 - Industrial Park Zone Regulation, Open Space Calculation – Mrs. Glidden reported the open space calculation within this regulation doesn't make sense. Attorney Matt Willis, Branse and Willis, was contacted in regard to this matter and it was recommended the calculation be removed as it cannot be met. The draft revision has been filed in the Town Clerk's Office and a copy will be provided to the Commission on Thursday, 17 November 2016, and a public hearing held on Thursday, 15 December 2016. A brief discussion followed with Mrs. Glidden reading the regulation as it current stands.

7. Scheduling of Hearings:

Fuss and O'Neil and Camoin Associates – Market Study Presentation – Thursday, 17 November 2016, 7:00 p.m., Town Hall, 21 Field Park Drive, Haddam.

Horsley Witten Group – Plan of Conservation and Development (POCD) Update – Public Forum – Thursday, 1 December 2016, 5-7 p.m. Open House, 7-9 Presentation/Discussion, Community Center, 7 Candlewood Hill Road, Higganum.

8. Chairman's Report

None.

9. Public Comments

Jim McHutchinson stated he and his wife, Dianne McHutchinson, were very interested in the process and were very pleased in the way the POCD came out the last time it was updated.

10. Break for POCD Setup

MOTION: Jamin Laurenza moved to take a five minute recess at 6:53 p.m. Wayne LePard second. Motion carried unanimously.

Mr. Laurenza called the meeting back to order at 7:00 p.m.

11. Presentation of POCD – Findings to Date: Horsley Witten Group

Krista Moravec, AICP, NCI, Project Planner, and Jeff Davis, AICP, Project Planner, were present.

Mr. Davis gave an update as to what brought them to this point in the process. Using a Power Point presentation, Mr. Davis reviewed the draft Baseline Report, dated 27 October 2016.

Population/Demographics - the town is overall wealthier, older, better educated, and more rural than Connecticut as a whole. The very young and very elderly townspeople are about the same proportion as are in Connecticut as a whole; however, the big differences are people between the age of 45-64 (higher percentage) and those missing are between the age of 25-44 (lower percentage) than the state as a whole. Also reviewed Middlesex County Health Data Report – Haddam is ranked third in terms of health.

Mr. Davis reported they are waiting on River COG to provide the latest maps and data on land use to compare what was in the last POCD. There is no expectation that there will be a lot of difference from 2008 to present. Do expect to see an increase in protected open space, small increase in residential, and a decrease in undeveloped land.

Villages - consist of Higganum, Haddam Center, Shairlerville, Tylerville, and Haddam Neck. Information has not necessarily changed since 2008, but for each of these villages they tried to lay out the resources and opportunities that are available, any special considerations, and a statement about the future. Mr. Davis stated there was a lot of good work done by the Higganum Vision Group in their 2012 vision statements and those statements are still in line with what they have heard from people so far. Preserve small town charm, natural resources, and respect for the Connecticut River (passive recreation with some developments – eco-developments).

Housing - reviewed in terms of prices (decreased by 22.8 percent between 2013 and the second quarter of 2016), went from being the most expensive within the county to the least expensive, very high owner occupancy (over 90 percent), limited housing diversity (over 92 percent are single family homes; 1.4 percent subsidized). Also reviewed were rental costs - vast majority are under \$1,000 a month in Haddam. Other housing issues reviewed cost burden (spending more than 30 percent on housing expenses) which includes mortgage payment, taxes, major utilities with the exception of phone, and insurance.

Economic Development – not that many jobs based in Haddam; however, of the jobs located here they are very diverse (healthy mix of employer types). Government and Health and Social Assistance, together, make up almost half of the jobs available in Haddam. There are a number of construction businesses in town, but the jobs are less and the same is true for manufacturing.

Finances – per capita tax is slightly higher than the average for the State of Connecticut. Indebtedness is roughly half of the State average and there are only four towns in Middlesex County with lower numbers. There are a lot of positive fiscal indicators for Haddam at this time. Property tax revenue as a percent of the total revenue is very high at over 90 percent (highest in all of Middlesex County; much higher than the county as a whole – 80 percent). Public schools are superb (tests scores are well above average one of the highest in the county; graduation rate stellar; chronic absenteeism compared to Connecticut as a whole stays low all the way through high school (3.7 percent).

Natural Resources – largely the same from 2008 and maintained a lot of same language from the baseline report in the current POCD. A few items that have changed: waters around Higganum Cove have been recently remediated bring them up from Class B to Class A waters; natural habitat areas designated by the state have expanded; and further discussion about buffers around habitat corridors.

Parks, Recreation and Open Space – not much has changed. About 30 percent total land area is protected in some way permanently; however, this does not include Public Act 490 lands. The town assessor will be providing information concern P.A. 490 lands in Haddam.

Interviews Conducted – ten stakeholders were spoken to – town library, school staff, environmentalists or preservation advocates, boards/commission members, one local business owner. Identifiers for Haddam: Connecticut River, historic villages, rural character. In terms of future growth, two out of ten would not like to see any growth at all or very limited and the other eight would like to see Tylerville and Higganum become more developable, walkable.

Sensible Business Growth – although the people would like to see an increase in businesses, no one wants to see another Dunkin Donuts. People did talk about eco-tourism – building off the state forest, the

river, adventure tourism, boutiques, restaurants, and production of things that matter and have a sense of place in Haddam.

Haddam's Strengths – 1) public schools, 2) location (rural yet easy driving distance to jobs), and 3) volunteerism.

Haddam's Challenges – 1) no central gathering places, 2) not enough investment in infrastructure, and 3) not enough marketing of the town. Noted there were a number of people who felt there was too much town spending.

Mr. Davis stated there are a number of people who do not actively use the POCD. Mr. Davis also stated the biggest difference in Haddam since the 2008 update is the slowdown in development.

Discussion followed in regard to housing; revenue coming from property taxes; loss of approximately 15 percent of students since 2009, but when split out between Haddam and Killingworth, Killingworth has lost 22 percent and Haddam about nine percent creating more of a burden on Haddam; open space (listed by ownership on the mapping); transportation statistics; mapping; and more focus on historical resources.

Ms. Moravec discussed the Public Forum scheduled for Thursday, 1 December 2016, 5:00 to 7:00 p.m. (open house) and 7:00 to 9:00 p.m. (presentation/discussion groups). Ms. Moravec explained how the forum will be conducted.

Discussion followed in regard to publicity; whether there was sufficient room at the Community Center for this event and the possibility of using the auditorium at Haddam Elementary School (Mrs. Glidden will check on this); light snacks; activities for kids; Meeting in a Box; people being able to provide input at the Open House by answering three questions; and feedback cards.

(Recording Clerk's Note: A copy of the Baseline Report can be viewed online. Go to Haddam.org, click About Our Town, look for Learn more about 2018 Plan of Conservation and Development, click the Horsley Witten link, click Project Updates, and click Draft Baseline Report.)

12. Adjournment

MOTION: Carmelo Rosa moved to adjourn. Ed Wallor second. Motion carried unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 17 November 2016, 6:00 p.m.