

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 19 MAY 2016
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
A	Robert Braren, Alternate
A	Raul de Brigard, Alternate
X	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 7:00 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

None.

5. Old Business:

a. Detached Accessory Apartments

Mrs. Glidden discussed an email from Attorney Mark Branse and it appears there are two ways to limit a detached accessory apartment: 1) limit the footprint and 2) make them deed restricted. Mrs. Glidden stated that she isn't necessarily in favor of deed restriction; however, it may help the Commission avoid some 1,200 square foot detached accessory apartments. Discussion followed at length in regard to the intent of the regulations (need to fine tune); limiting detached accessory apartments to an 800 square foot footprint; stairs being inside v. outside (should be on the outside); an accessory apartment needing only one means of egress; primary use v. secondary use; limiting the size of the septic system (shall maintain one bedroom); and an accessory apartment being constructed within an existing structure.

In reviewing the regulations, Mr. Bull stated that accessory is defined as secondary use not as a primary use and that the Commission needs to enforce the accessory. Mr. LePard suggested that Attorney Branse be consulted. Mr. Bull suggested making the definitions for primary and accessory very clear. Discussion followed in regard to the regulations being very clear in regard to not allowing two dwellings on one lot; an 800 square foot footprint – whether one floor or two floors; and whether or not deed restriction, to help with affordable housing, should be implemented.

Mr. Bull read Section 23.6.3.B.4 in regard to parking and not having it disrupt the character of the neighborhood. Mr. Rosa stated that accessory apartments do not have garages.

b. 12 Killingworth Road, Building Condition

Mrs. Glidden reported that she met with Greg McKenna, owner, and viewed the property/structure. The exterior could be mowed/weeded and the interior of the building is partially gutted, but sound. Mrs. Glidden stated that she asked Mr. McKenna his intent for the structure and at the moment there are no plans. Mrs. Glidden also stated she informed Mr. McKenna that the town is willing to work with him. Mrs. Glidden noted that the town cannot force Mr. McKenna to revitalize the property. Mr. Frey stated that he will have to abstain from this matter. Discussion followed in regard to maintenance (mowing, weeding); demolition by neglect (not there yet); blight (no ordinance/regulation); and whether or not there's a need to create a regulation for the Village District and/or commercial zone pertaining to blight/maintenance of property.

c. Buffer on 201 Saybrook Road (Vynalek)

Mrs. Glidden reported that she reviewed the plans and viewed the site and that a 10 foot buffer was allowed between Mr. Vynalek's property and the property to the north. Mr. Wallor stated he didn't think there was 10 feet, but he's viewing the site as he drives by. Mrs. Glidden will review the site plan again.

Mrs. Glidden informed the Commission in regard to the following: 1) The building is not in the approved location (moved approximately 10 feet further to the north and at a slightly angle). 2) There are supposed to be several more courses on the retain wall and it's supposed to loop around. Mr. Vynalek does not want to complete this. 3) Mr. Vynalek would like to relocate the retention pond in order to not finish the retaining wall. Mrs. Glidden reported there was an onsite meeting with Mr. Vynalek and he was informed that he will need to come back before the Commission for a modification of the site plan with Mr. Vynalek indicating that he has no intention to do so. Mrs. Glidden also reported that Mr. Vynalek does not plan to install the septic tank for the building at this time.

Mrs. Glidden stated she understands Mr. Vynalek is upset; however, the town has to encourage him to complete the project as it's currently an eye sore. Mrs. Glidden stated there is \$6,660 bond for landscaping and, although she would not like to call the bond, it is an option.

Mr. LePard asked if Mr. Vynalek would get health department approval with the absence of the septic tank. Mrs. Glidden stated no, and that she has spoken to the health department (will not grant approval until Mr. Vynalek comes back before P&Z). Mrs. Glidden explained that the initial plans were submitted to the Chatham Health District (CHD), but Mr. Vynalek will now need to resubmit plans to the town's new health department, Connecticut River Area Health District (CRAHD).

In regard to the Dunkin Donuts property, Mr. Frey asked Mrs. Glidden if she had any authority to get the parking lot lights that are leaning approximately at a 45 degree angle along Route 154 straightened. Mrs. Glidden will review the matter.

d. 66 Killingworth Road and Adjacent Property

Mrs. Glidden reported she has made the revisions to Section 9 – Industrial Park Zone as discussed at the 5 May 2016 meeting and that she would like to make a referral to the Gateway Commission and the

Haddam town clerk to begin the process for the revisions. Mrs. Glidden explained that a public hearing would need to be scheduled.

Mr. Frey reported that he walked the property and was surprised at how the land dips (more than likely a building would not be visible from Route 81). Mr. Bull stated that the former Royal Wire building is smaller than what was depicted during the preliminary discussion. Mr. Frey stated the Royal Wire building is 25 feet high as discussed for the new structure.

Mrs. Glidden asked if the Commission would like to make the changes to the Industrial Park Zone; and if no, Mr. Polke can make an application as the regulations stand. Mrs. Glidden stated that the proposed changes would eliminate some of the more offensive uses and everything would be by special permit. Mrs. Glidden reviewed the revisions.

Mr. Bull asked if the parcel is within the Gateway Zone. Mrs. Glidden stated no. The Commission was in agreement to start the referral process. Mrs. Glidden will email the revised document to the Commission.

Mrs. Glidden stated that the town has a successful business that wants to expand and they need the zoning in order to do so. Mrs. Glidden also stated by making it a special permit it gives the Commission a lot of discretion with regard to what the building looks like, screening, landscaping, etc. Discussion followed in regard to scaling back the building.

e. Request for Qualifications (RFQ) Tylerville Market Study

Mrs. Glidden reported that the RFQ for the Tylerville Market Study has been sent out (due 31 May 2016). Mrs. Glidden stated that there is \$12,000 to do a market study and to have a third party planner help with recommendations for a zoning district. Mrs. Glidden will provide follow up information as it becomes in.

f. WFS Charette/Public Engagement Event

Mrs. Glidden reported she has spoken to Doug Anderson, owner, and he has expressed interest in some type of public participatory event, but was noncommittal. Mrs. Glidden stated that they need to talk more in regard to a date for public engagement event. Mr. Wallor stated since the last meeting, he has put a lot of thought into this matter and suggested a solar farm on the parcel as it would be a passive activity, especially since there have been decades of trucks, noise, etc., and not all of it being Mr. Anderson's fault. Mr. Wallor stated that this type of activity would be beneficial to all parties – Mr. Anderson, neighbors, and the town.

6. New Business

None.

7. Approval/Correction of the Minutes

MOTION: Ed Wallor moved to approve the 5 May 2016 minutes as submitted. Art Kohs second. Motion carried with Mr. LePard abstaining.

8. Chairman's Report

None.

9. Scheduling of Hearings

Michael Girgenti, Special Permit for a Detached Accessory Apartment, 163 Old Ponsett Road – Thursday, 2 June 2016 – Continued Public Hearing.

10. Town Planner's Report

7 July 2016 Meeting - Canceled – As a majority of the Commission will be away for the 4th of July holiday, the Commission agreed to cancel this meeting.

MOTION: Jamin Laurenza moved to cancel the 7 July 2016 meeting. Ed Wallor second. Motion carried unanimously.

11. Adjournment

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

The meeting was adjourned at 8:13 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 2 June 2016.