

**TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
PUBLIC MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT 06438  
THURSDAY, 2 MARCH 2023  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

A	Gina Block
X	Steven Bull, Secretary
X	Michael Farina
X	Jamin Laurenza, Vice Chairman
X	Wayne LePard
X	Dan Luisi
X	Edward Wallor, Chairman
X	Alan Chadwick, Alternate
X	Larry Maggi, Alternate - Seated
A	Tim Teran, Alternate
X	Bill Warner, AICP, Town Planner
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Wallor, Chairman, called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

The pledge was recited.

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

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

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

The Commission agreed to leave the agenda as submitted.

**5. Public Comments**

Lisa Malloy, Haddam Historical Society Director and Architectural Review Committee (ARC) member, asked Mr. Warner if the presentation for the Commercial Zone changes was available. Mr. Warner stated he would provide her with a copy.

**6. Public Hearings/Public Meeting**

There were no public hearings scheduled.

**7. Approval /Correction of Minutes**

**MOTION:** Steve Bull motioned to approve the 5 and 19 January 2023 minutes as submitted. Wayne LePard second. Motion carried unanimously.

## **8. New Business**

### **a. Grant Endorsement and CT General Statutes 8-24 Review of an Application to the CTDOT Transportation Rural Infrastructure Program (TRIP) to Remove and Replace the Sidewalks from Station Hill Road to the UCONN Extension Center. Applicant: Town of Haddam**

Mr. Warner distributed/reviewed a copy of aerial photos of the sidewalk in Haddam Center from Brainerd Memorial Library to the UConn Extension Center (Exhibit A - 3 pages; on file with the minutes in the Town Clerk's Office and the Land Use Office). Mr. Warner stated although a \$400,000 Connecticut Community Connections grant paid for the new sidewalk from Thirty Mile Island Plantation Burial Yard to Station Hill Road, a new State grant would be used to replace the balance of the sidewalk from Station Hill Road south to the UConn Extension Center (estimate \$782,000). Mr. Warner spoke in regard to the number of people who are using the sidewalk and the current condition of the sidewalk is terrible. Mr. Warner stated the sidewalk is not being maintained in any way (only a few residents maintain their sections). Mr. Warner noted that the State likes projects that are shovel ready.

Mr. Warner stated he has taken the proposal to the Board of Finance (BOF), Board of Selectmen (BOS), now P&Z, and then Wetlands for the culvert just south of Station Hill; therefore, when he submits the grant, he can tell the State he has been before all the various boards and commissions which should help. Mr. Warner stated the sidewalks are State sidewalks, but they do not maintain them as their policy is only to maintain curb to curb and from a Town perspective people are not aware of this. Mr. Warner also stated as a matter of community pride, it's important to replace the balance of the sidewalks in Haddam Center.

Mr. Maggi asked if the sidewalk could continue down to the dirt road just south of the UConn Extension Center that leads down to the river, as it would allow people to get to the dirt road and walk to river that way. Mr. Warner will look into it.

**MOTION:** Ed Wallor motioned to approve grant endorsement and Connecticut General Statutes 8-24 Review of an application to the CTDOT Transportation Rural Infrastructure Program (TRIP) to remove and replace the sidewalks from Station Hill Road to the UCONN Extension Center. Applicant: Town of Haddam. Jamin Laurenza second. Motion carried unanimously.

After the vote, Mr. Chadwick asked Mr. Warner if it were possible for him to include the section of sidewalk that is in front of the Higganum Congregational Church on Saybrook Road as it too needs repair. Mr. Warner will look into the matter.

### **b. Discussion Regarding Required Amendments to Zoning Regulations Pursuant to Public Act (P.A.) 21-29 and Removal of "Section 25 – Regulated Uses Facilities: Antennas, Monopole Towers, and Wireless Communication Facilities"**

Mr. Warner reviewed a handout outlining the current regulations for accessory apartments, P.A. 21-29 for accessory apartments, and recommendations (Exhibit B – one page on file with the minutes in the Town Clerk's Office and Land Use Office).

Mr. Warner stated the State is convinced that if towns allowed more multi-family housing that would create more affordable housing, but this was controversial and there was a lot of opposition. The final result is P.A. 21-29 which requires the commission to get training and towns allow accessory apartments. Mr. Warner stated Haddam has allowed accessory apartments for some time, but there are some items within the regulations which need to comply with the statute (needed to comply by 1 January 2023).

Mr. Warner reviewed the handout item by item. Mr. Warner spoke in regard to people who want to age in place and recommended the Commission go to 1,000 square feet; however, an accessory apartment cannot be more than half of the principle structure. Discussion followed. Noted that the Commission should not create regulations that require variances.

Mr. Warner reported that Haddam allows single and two family housing in every zone. Mr. Warner explained that if a homeowner had a 2,000 square foot house, under the current regulations, they could apply for an 800 square foot apartment, come before the Commission for a special permit, and get it or they could just come into the office to create a two family house, get a zoning permit, and never come before P&Z. Mr. Maggi asked how much of the house has to be attached. Mr. Warner stated it's not defined in the regulations.

Mr. Farina asked if handicapped ramps would be included in the square footage for an accessory apartment. Mr. Warner stated a handicapped ramp would be considered exterior and would be under the building code.

The consensus of the Commission was to go with 1,000 square feet. Mr. Luisi asked if the language could be drafted to keep the accessory from being less than the primary. Mr. Wallor asked about detached accessory apartments. Mr. Warner stated 1,000 square feet maximum.

Mr. Warner stated the Commission requires a Special Permit for an accessory apartment and feels it's a bit extreme and the State is saying that cannot be, it's an as-of-right, site plan review. Mr. Warner stated he could write the language as-of-right with Commission approval if the Commission wants to see the applicant; otherwise, an as-of-right applicant would not come before the Commission. Mr. Wallor asked if the Commission should review these types of applications. Mr. Warner stated he didn't believe so as the building inspector will be reviewing the process. Mr. Luisi asked if there would be any design requirements. Mr. Warner stated no, nothing different from a single family home.

Mr. Warner stated the current regulations do not address parking requirements, but the State will not allow asking for any more than one parking space for an efficiency apartment (one bedroom) and two spaces for a two bedroom apartment. Mr. Wallor felt there should be something in writing regarding the parking. In drafting the language, Mr. Warner will allow the Commission the discretion to require a visitor space for every ten units (State did not touch on that). Mr. Warner noted it's possible for two people to rent out a one bedroom apartment. Mr. Luisi asked what happens with non-conforming lots. Mr. Warner stated if an accessory apartment would fit, it would be allowed.

Mr. LePard asked how this would affect tiny houses. Mr. Warner stated it would have to be 1,000 square feet or less (referenced a mini-house in Haddam Neck).

Recommended: 1) Amend regulations to allow up to 1,000 square foot apartments (Commission agreed). 2) Delete requirement of two (2) acres for detached accessory apartments (Commission agreed). 3) Delete Special Permit requirement (Commission agreed).

Mr. Warner will draft the changes and get it ready for the public hearing.

Mr. Warner stated the current regulations do not allow mobile homes, but under the Public Act the Commission would have to allow it as long as the mobile home is 25 feet wide and it would require well and septic. Mr. Bull asked how a mobile home would be defined. Mr. Warner stated it's defined in the statute – two axles. Noted this is one way of allowing affordable housing.

Mr. Luisi asked about utilities for an accessory apartment. Mr. Warner stated they would need to meet the health codes.

Mr. Warner stated the Commission cannot deny things because it's out of character with the town or say that your zoning is designed to prevent overcrowding and undue population concentrations. Language needs to be removed.

**c. Hi-Way Package Store, 18 Killingworth Road – Informal Discussion with Owner Regarding Potential Zone Change to Allow an Additional Use**

Mr. Warner reported that the owner of Hi-Way Package Store, who was not present, has inquired about a potential zone change to allow the construction of a single family home for his family behind the package store. Mr. Warner stated currently the use (single or multi- family) is not allowed in the Village District. Architecture would be a key item (would need to go before ARC) as well as the controlling factor of what will fit there. A brief discussion followed. Mr. Warner stated under the current regulations 25 percent of a new structure would need to be commercial. Briefly discussed the possibility of amending the regulation by making it a Special Permit. No decision made.

**9. Chairman's Report**

Mr. Wallor thanked Mr. Laurenza for filling in for him at the 19 January 2023 meeting.

**10. Scheduling of Hearings**

**Amendments to the Zoning Regulations – Thursday, 6 April 2023.**

**16 March 2023 Meeting - Cancelled –** The Commission agreed to cancel the meeting.

**11. Town Planner's Report**

**Farmers' Market at 968 Killingworth Road (Dino's) – One Day Event – Saturday, May 6, 2023**

Mr. Warner reported that the owners of Northeast Feed and Supply inquired about holding a one day only farmers' market in their parking lot. Mr. Warner stated there is sufficient room to do so and doesn't see a problem in allowing it (no zoning related to it). Mr. Farina noted that the Town Wide Tag Sale will be held on the same day and this may be a reason for their wanting to hold it on that day. The Commission was agreeable to it.

**12. Adjournment**

**MOTION:** Jamin Laurenza motioned to adjourn. Dan Luisi second. Motion carried unanimously.

The meeting was adjourned at 7:41 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner

Recording Clerk

**The next meeting is scheduled for Thursday, 6 April 2023.**