

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
THURSDAY, 5 MAY 2022
APPROVED MINUTES
*Approved as Amended at the 2 June 2022 Meeting***

ATTENDANCE

X	Gina Block
X	Steven Bull, Secretary
X	Michael Farina
X	Jamin Laurenza, Vice Chairman
X	Wayne LePard
A	Dan Luisi
X	Edward Wallor, Chairman
A	Alan Chadwick, Alternate
A	Larry Maggi, Alternate
X	Tim Teran, Alternate - Seated
X	Robert McGarry, First Selectman
A	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. Teran, were seated.

4. Additions/Corrections to the Agenda

In Mr. Warner's absence, Mr. Wallor removed Item #11 - Town Planner's Report from the agenda.

5. Public Comments

There was no one in the audience who commented.

6. Public Hearing/Public Meeting

There was no public hearing scheduled.

7. New Business

a. Connecticut General Statute 8-24 Review Regarding the Town's Acquisition from CT DOT and Sale to Private Developer of the Former CT DOT Garage/Scovil Hoe Property at 11 Candlewood Hill Road in Higganum.

Brian Lyman, Managing Broker, and Shannon Healy, Director of Finance, Parker Benjamin, Inc., were present.

Mr. Lyman distributed copies of their submission to the Town's Request for Qualifications (RFQ), dated 26 August 2021, to the Commission (copy on file in the Land Use Dept.).

Mr. McGarry reported the Town is in the process of trying to acquire the two (2) Scovil Hoe Buildings on Candlewood Hill Road. The Town has received a \$1.8 million dollar grant for environmental cleanup and previously received approximate \$250,000 for an environmental assessment (done by Tighe and Bond). Mr. McGarry stated a condition of the grant is the Town is required to have a developer on board, Parker Benjamin, who will remodel and take over the property and the reason for being before the Commission to obtain an 8-24 determination.

Mr. McGarry stated the proposal is in keeping with the Plan of Conservation and Development (POCD) has the Scovil Hoe buildings are mentioned three (3) times within it. Mr. McGarry quoted from the Action Agenda, page 85, *"Support the redevelopment of the Scovil Hoe Mill Complex by working with State agencies, especially ConnDOT and DECD. Focus on environmental remediation of the property to get ready for reuse."*

Mr. McGarry stated the Town also has to acquire titles to two strips of property that are still in the hands of the Haddam Volunteer Fire Company. The property was transferred from the State to the Volunteer Fire Company after the Volunteer Fire Company had transferred all their property to the Town. This has to be done as part of the process.

Mr. McGarry stated Mr. Lyman and Ms. Healy are present to explain what they have done should the Commission have any questions.

Mr. Bull asked if the Town is taking title. Mr. McGarry stated yes, the Town is purchasing the property from DOT. Mr. Bull asked if Parker Benjamin is an agent, broker, or developer. Mr. McGarry stated Parker Benjamin will end up owning the property as the condition of the purchase and sale is, Parker Benjamin will have to invest at least \$650,000 in the renovations, have to obtain Certificates of Occupancy for the program, and when that happens, Parker Benjamin will acquire title to the property. At that point, the property will be put on the tax roles for estimated \$24,000 in property taxes and more when built out. Mr. Bull asked if there was a bid process. Mr. McGarry explained the bid process. Mr. Bull asked if as the developer, Parker Benjamin is allowed to take procession. Mr. McGarry stated yes, it's a requirement of the grant.

Mr. McGarry reported there has been some public comment in regard to the Town retaining the buildings; however, if that were to happen, the Town would need to come up with the \$1.8 million.

Mr. Teran asked if there were any criteria for the use/rental of the spaces. Mr. McGarry stated no.

Mr. Bull stated there is a timeline in the proposal; and asked when Parker Benjamin will be taking title. Mr. McGarry stated the time line is slightly off, but the condition for Parker Benjamin to take title is that they must invest at least \$650,000 in the renovations. Mr. Bull stated he understood – execute, purchase, and sale with the Town. Mr. McGarry stated the execution is working on the paperwork (ongoing), when they actually take over will depend on how quickly the construction progresses.

Mr. LePard asked if Parker Benjamin will be cleaning up the two (2) big buildings only or if the community building is included as well. Mr. McGarry stated it does not include the Community Center. The property runs from the Community Center up to where the old pond used to be (above the mill buildings).

Mr. Bull asked if the Town will own the buildings for a very short time. Mr. McGarry stated that's the intent, but that time frame will depend on how quickly the site can be cleaned up and the availability of building materials.

Mr. Teran stated he hopes that there will not be uses within the buildings that are inconsistent with the POCD.

Mr. Bull asked if the buildings are within the Village District. Mr. Laurenza stated he believes the Commission expanded the district to include the mills and the elementary school. Mr. McGarry stated what's before the Commission is whether or not it is appropriate for the Town to take ownership of the property; and anything else would require an applicant to come before the Commission at a later date.

Mrs. Block stated she had heard that P&Z's role was to make a recommendation to the Board of Selectmen (BOS) [they meet Monday, 9 May 2022]. Mrs. Block asked what else, beyond 8-24, the Commission should be taking into consideration or if any true recommendations would come at a later meeting(s). Mr. Wallor stated the Commission has to approve the transfer of the land and an applicant would need to come before the Commission to develop the land. Mr. Laurenza stated all the Commission is saying is the first selectman can move forward to acquire the land and the deal he has with this developer. Mrs. Block was fine with the response. Mr. Wallor stated once the transfer is through, an applicant will need to follow all the Town's regulations.

Mr. Bull stated currently Parker Benjamin has won the rights to the property. Mr. McGarry stated yes. Mr. Lyman stated the handout is Parker Benjamin's response to the Town's RFQ.

Mr. Wallor stated this proposal falls in line with the POCD and believes it is in the Town's best interest to get this process started.

Mr. McGarry reminded the Commissioners that a public hearing to discuss this matter is scheduled for Wednesday, 11 May 2022, 7:00 p.m., Haddam Fire Station #1, Community Hall, 439 Saybrook Road, Higganum, and the Town Meeting concern this matter as well as the annual budget will be held Wednesday, 18 May 2022, 6:30 p.m., same location.

MOTION: Jamin Laurenza motioned to approve the following: Topic: Connecticut General Statute 8-24 Review regarding the towns acquisition from CT DOT and sale to private developer of the former CT DOT garage/Scovil Hoe property at 11 Candlewood Hill Road in Higganum. Gina Block second. Motion carried unanimously.

8. Approval /Correction of Minutes

MOTION: Ed Wallor motioned to approve the 17 February 2022, 17 March 2022, and 7 April 2022 minutes as submitted. Wayne LePard second. Motion carried with Mr. Laurenza abstaining.

9. Chairman's Report

Mr. Wallor had nothing new to report at this time.

10. Scheduling of Hearings

No hearings scheduled at this time.

19 May 2022 Meeting - Mr. Laurenza asked if the 19 May 2022 meeting would be held. Mr. Wallor stated yes.

The Truck Bar - Mr. Bull stated there was to be some follow up regarding some of the issues raised at the 7 April 2022 hearing. Mr. McGarry stated one of the neighbors' complaints has been parking and he has offered if they agree the Town would mark Lake Avenue as "No Parking". Mr. McGarry stated the offer has been open to the residents approximately two (2) months before the hearing and to date he has

not heard from any of them. Mr. McGarry also stated he has not heard of any complaints. Mr. Teran asked if there was any way the road could be posted "Residents Parking Only". Mr. McGarry stated he did not believe so and it would be difficult to enforce.

11. Adjournment

MOTION: Steve Bull motioned to adjourn. Jamin Laurenza second. Motion carried unanimously.

The meeting was adjourned at 7:19 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 19 May 2022.