

**TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
PUBLIC MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT 06438  
THURSDAY, 2 DECEMBER 2021  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	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
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. Election of Officers – Chairman, Vice Chairman, and Secretary**

Mr. Warner asked for nominations. Mr. Bull nominated Ed Wallor for chairman. Ed Wallor nominated Steve Bull for vice chairman. Mr. LePard nominated Jamin Laurenza for secretary. Mr. Luisi and Mr. Maggi nominated Jamin Laurenza for vice chairman. Mr. Warner took the vote on Mr. Wallor for chairman. The Commission accepted the slate for chairman. Mr. Bull and Mr. Laurenza briefly discussed switching officer positions. Mr. Bull withdrew his nomination as vice chairman. Mr. Warner took the vote on Mr. Laurenza for vice chairman and Mr. Bull for secretary. The Commission accepted the slate for vice chairman and secretary.

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

Attendance was taken and all regular members were seated.

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

Mr. Bull discussed the wording for Item #6 – Public Comment. Mr. Bull felt residents and Commissioners should have the ability to discuss previous public hearing matters during Public Comment. Mr. Warner stated Mr. Wallor explains that if the topic is an item that's on the agenda it should be addressed at that time and not under Public Comment. Discussion followed at length. Mr. LePard asked if the wording will be removed (yes, it will).

Mrs. Block stated it was brought to her attention that in the past the Zoning Enforcement Officer (ZEO) used to attend P&Z meetings; and asked if this could be reinstated. Mr. Laurenza stated the ZEO used to attend meetings and on some occasions would sit through a meeting without having to make a report; and it was if there was something to report, the information could be given to the town planner to report to the Commission. Mr. Luisi asked if the ZEO had to be paid to attend a meeting. Mr. Laurenza stated yes. Mr. Farina asked if a report could be created and submitted by Mr. Warner. Mr. Wallor stated when a new ZEO is hired, that he should attend a meeting to introduce himself; and the question of attending meetings, will be up to him. Mrs. Block stated a report will be fine. Mr. LePard asked if this (ZEO Report) will become an agenda item (yes, it will).

Mr. Bull asked Mr. Warner if he's taking care of zoning issues. Mr. Warner stated it's a union job and he should not be; however, if there is an emergency, he's been doing it. Mr. Wallor stated he doesn't believe Mr. Warner should be handling zoning issues as it is a union position and it's a conflict of interest for Mr. Warner. Mr. Warner stated he's trying to hire a building inspector first and then a ZEO. Noted that Kill- ingworth is in the same position. Mr. Bull asked how matters will be handled until a building inspector is hired. Mr. Warner stated the Town of Windsor's building inspector is assisting at this time.

**MOTION:** Jamin Laurenza motion to amend Item #8 to reflect 19 Lots. Ed Wallor second. Motion carried unanimously.

## **6. Public Comments**

There was no one in the audience who commented.

## **7. Public Hearing/Public Meeting**

There was no public hearing scheduled.

## **8. Old Business**

### **a) Proposed Amendment to the Previously Approved Special Permit to Remove "Women Only" Restriction at Hope Garden Wellness Center – 7 Island Dock Road**

Ken MacDonald, Esq., representing the new owners; Chris Bartler, Chief Financial Officer; Ron Donatucci, Head of Marketing; Kyle Bartler, Operations Manager; and the medical director of the facility.

Mr. MacDonald stated the facility is halfway complete and a special permit was issued last year. Mr. MacDonald also stated they learned recently from Mr. Warner there was a condition that the facility was restricted to women only. Mr. MacDonald stated he did read the minutes and that was the intent of the prior owner; however, it is not the intent of the new owners. Mr. MacDonald stated if there needs to be an amendment to the special permit, they are requesting it as the demographics support both men and women for these types of facilities and that is their intent.

Mr. LePard stated he was on the Commission when the original presentation was made and it was clearly for women only as it was easier for operations. Mr. LePard asked if they are changing their stance. Mr. MacDonald stated it was a prior owner (Mike Martin) and his partner, John Bennett, Esq., who made the presentation. Mr. MacDonald stated it came as a surprise to the new owners that there was a restriction.

Mr. Bull stated the application says nothing about women only, but the Statement of Use attached to the application does state "it is to serve women only". Mr. MacDonald stated when the new owners purchased the business it was not obvious to them there was a restriction.

Mrs. Block asked if this is the only amendment being requested. Mr. MacDonald stated yes. Mr. MacDonald stated there are more men who need treatment facilities such as this one and it will treat both men and women.

Mr. Chadwick asked if the design will be any different. Mr. MacDonald stated no. Mr. Farina asked about age parameters. Mr. MacDonald stated adults – 18 and up. Mr. LePard asked how the amendment will work – will Mr. MacDonald or the new owners be providing a new Statement of Use. Mr. MacDonald stated he wasn't sure.

Mr. Wallor asked if a copy of the original motion was available. Mr. Warner stated the motion before the Commission is to amend the previous use as the original motion did not say "women only". Mr. Bull stated when the Commission approved the use, the Commission approved the four-page Statement of Use document. Mr. Laurenza stated he does not know why it was presented the way it was. Discussion followed. Mr. MacDonald provided a copy of the minutes and Mr. Wallor reviewed. Mr. Laurenza read the motion as written in the minutes., dated 5 March 2020.

Mr. Chadwick asked if there was another facility like this. Mr. MacDonald stated he had not seen a facility like it.

Mr. Laurenza stated although the motion does not reflect for women only, that intent was presented and is in the Statement of Use and within the minutes of the hearing/meeting. Therefore, an amendment is required otherwise there could be issues in the future. Mr. MacDonald agreed.

**MOTION:** Ed Wallor motioned to approve the proposed amendment to the previously approved special permit to remove "women only" restriction at Hope Garden Wellness Center – 7 Island Dock Road – as mentioned in the Statement of Use submitted with original application. Jamin Laurenza second. Motion carried unanimously.

#### **b) Reapproval of 19 Lot Brookline Subdivision – Gunger Hill Road – Rogers Realty**

Rusty Rogers, Rogers Realty, was present.

Mr. Warner reported this was a previously approved subdivision in April 2013 (good for five years). Mr. Warner stated most subdivisions approved before April 2013 received extensions from nine to 14 years and most recently there was an amendment to extend extensions because of COVID; however, this one did not fall in an area for extensions. This approval expired in 2018 and since nothing was happening Mr. Rogers was unaware of it. With recent activity, the expiration has come to light. There are no changes - same conditions of approval – and reapproval for an additional five years. Mr. Warner stated the town has in place a letter of credit (\$194,000) to ensure the road is complete – final binder course, curbing. Mr. Warner did put in a timeline for work to be completed. Mr. Warner stated there are currently 11 houses on site and it's time for the town to take over the road.

Mr. Wallor asked Mr. Rogers if he would have any difficulty meeting the 1 October 2022 deadline. Mr. Rogers stated no, he had intentional held off on doing the road due to intense site work and not financial reasons.

Mr. LePard asked why it's called Gunger Hill Road/Rogers Realty. Mr. Warner stated it's Brookline Subdivision, Gunger Hill Road is the location, and Rogers Realty is the owner/applicant.

**MOTION:** Ed Wallor motioned for the re-approval of the 19 lot Brookline subdivision – Gunger Hill Road / Rogers Realty. **Conditions:** 1) Same design and conditions from previous approval. 2) \$194,000 letter of credit remains in place. 3) All road work to be completed and road deeded to town by October 1, 2022. Jamin Laurenza second. Motion carried unanimously.

### **9. New Business**

**P&Z Meetings** - Mr. Bull stated after the election, someone wrote an editorial indicating the Commission had too long a period between meetings. Mr. Bull asked the Commission if they felt they should no longer do that. Mr. Wallor stated per the by-laws there is scheduled time off and sometimes there is no

new business to address. Discussion followed regarding whether to meet when there is no business. Mr. Warner stated if there is no new business, the Commission would work on the POCD and it's a new document.

**Jeff Rummel's Subdivision, Saybrook Road** – Mr. Bull asked what was happening on the property (appears to be mining). Mr. Warner stated Mr. Rummel was required by DOT to make the cut to meet the sight line requirements creating excess fill. The property is approved for a three lot residential subdivision. A brief discussion followed in regard to Mr. Rummel's conceptual commercial/industrial park plan.

## **10. Approval/Correction of the Minutes**

**MOTION:** Ed Wallor motioned to approve the 16 September 2021 minutes as submitted. Steve Bull second. Motion carried unanimously.

**MOTION:** Ed Wallor motioned to approve the 7 October 2021, 21 October 2021, and 4 November 2021 minutes as submitted. Gina Block second. Motion carried unanimously.

## **11. Chairman's Report**

Mr. Wallor thanked everyone for electing him as chairman. Mr. Wallor stated that he enjoys being on the Commission and looks forward to attending the meetings and seeing and working with everyone on the Commission.

## **12. Scheduling of Hearings**

Mr. Warner reported that since all of the applications have to go before the Regional Planning Agency, the soonest they could be heard is 20 January 2022. Mr. Laurenza asked if any could be heard at a later day. Items 2, 3, and 4 to be heard on 3 February 2022.

**a) Proposed Special Permit to Allow 42 Multi-Family Units at 105 Bridge Road in Tylerville - Public Hearing – Thursday, 20 January 2022.**

**b) Proposed Zoning Text Amendment to Adopt New Section 8A – Adult Oriented Uses in the I-2 Industrial Zone - Public Hearing – Thursday, 3 February 2022.**

**c) Proposed Amendments to Section 5.6 Prohibited Uses to Remove Tattoo Parlors as Prohibited Use and Add Adult Land Uses - Public Hearing – Thursday, 3 February 2022.**

**d) Proposed Amendment to Allow Tattoo and Body Piercing Parlors by Special Permit in the Commercial (C-1), Tylerville Village and Higganum Village District Zones - Public Hearing – Thursday, 3 February 2022.**

## **11. Town Planner's Report**

**Feed Store, 968 Killingworth Road** - Mr. Farina asked about the feed store. Mr. Warner stated the feed store is fine in regard to retail (inside); however, they have been before the Wetlands Commission due to violations and need to submit a new application and site plan.

**Town Planner's 2021 Year End Report** – Mr. Warner stated the report is geared towards the POCD for Higganum and highlighted all the recommendations from the POCD. Quite a bit has been accomplished. Copy of report on file with the minutes in the Town Clerk's Office and the Land Use Dept.

**Tylerville: Sidewalks - Bridge Road** – Bids opened - \$1.6 million. **Swing Bridge** – State will start some of the work (not invasive work). **Roundabouts** – Two roundabouts proposed. Work will begin in 2023.

**Apartments, Saybrook Road and Brookes Court, Groundbreaking Ceremony** – Formal groundbreaking ceremony to take place Friday, 10 December 2021. Applicant has applied for 32 additional apartments. **Lisa Wadge, Brookes Court** – Expanding historic house for more retail/office space and propose constructing two additional buildings. Approved by ARC last week.

**Higganum: Higganum Cove** – A new advisory committee has been formed. Applying for a grant (presenting at EDC on Wednesday, 8 December 2021). Noted that more people are using the Cove and a site walk was held earlier today. Tim McCane made a beautiful cedar sign for the Cove. **Scovil Hoe** - \$225,000 to do full environmental assessment. Received a \$1.8 million cleanup grant. Advertised for a developer with only one response, but one very, very good response and very experienced. All private equity. State is very happy with the developer. Developer is proposing all that the town has asked for - makerspace, galleries, breweries, etc. **Rossi** – Phase 1, 2, and 3 environmental testing have been done. Rossi remediated four areas. It is known as wide spread industrial fill and it can be capped. Meeting with Greg McKenna, Nutmeg Pharmacy, next week as he would like to construct a building along the front of the property. Would be a great addition to the property and Haddam would like to retain him. Mr. McKenna supplies the blister packs that are delivered to all the assisted living facilities and he would like to construct a building for that as well. Also would like to get a Medi-Quik. **Community Septic** – Jacobson is designing the system. Getting a bit of push back from DOT about putting piping under the roads. **Public Works** – Mr. Farina asked about this. Mr. Warner stated Bob McGarry, First Selectman, is not looking to expand the department. If a site can be located, that would be great. Two-thirds of their storage is already on the Rossi property.

**Haddam: Sidewalks - Haddam Center** – Bids opened - \$400,000.

#### 14. Adjournment

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

The meeting was adjourned at 8:01 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Thursday, 16 December 2021.**