

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
THURSDAY, 2 JUNE 2022
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

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|---|-------------------------------------|
| 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 |
| X | 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 were seated.

4. Additions/Corrections to the Agenda

The agenda stood as presented.

5. Public Comments

There was no one in the audience who commented.

6. Public Hearing/Public Meeting

a. Proposed Special Permit and Site Plan Review to Allow 32 Unit Multi-Family Housing Project with a Modification of the Parking Requirements at 4 Brookes Court Haddam, CT. Map 49 Lot 68-

4. Applicant: Elm Tree Communities

Jeff Hartmann, Founder/President, Elm Tree Communities; Joe Maliszewski, P.E., Senior Project Manager, Associated Construction; Paul Monardo, Architect, Gary Coursey & Associates; Jamie Miner, Director of Finance, Elm Tree Communities; and Matt Niski, Civil Engineer, DTC .

Hearing: Mr. Hartmann introduced his team and reported they are on schedule to deliver the first building and possibly B Building in mid-December, the third building possibly in the early first quarter of 2023, and the clubhouse should be complete by Thanksgiving. Hope to start pre-leasing in August and currently working on a leasing plan and recruiting for a community manager.

Mr. Hartmann stated Phase 2 is for 32-units (a replication of the B Building – 16 one bedroom units and a new design style called Style F – 16 two bedroom units). Mr. Hartmann also stated they have been before the Architectural Review Committee (ARC) and received their approval (17 November 2021).

Engineering/Drainage - Using a map, Mr. Niski pointed out the two proposed buildings, parking area, septic areas, and stormwater detention pond. As the site currently exists, there is an undersized detention basin that collects approximately one-half of Brookes Court and the surface runoff from the existing lot (presently an open field). With the addition of pavement, the detention pond will need to be expanded. Noted rainfall totals have increased since the time when the detention pond was originally designed. Will be retaining the same outlet control structures (no need to increase). Drainage will be collected in the catch basins and directed into a rip rap outfall for the detention pond. Overflow will go into the same outlet control structure and will continue down and off the site. The system was designed to reduce the peak runoff for up to and include the 100 year storm. Not expecting an increase in peak runoff leaving the site. Noted the existing topography drains everything towards the detention pond and will be collecting most, if not all, of the runoff and treating it in the pond. Grading is more to keep the finished floor consistent; otherwise, it's just to make the water flow.

Sediment and Erosion – Mr. Niski stated the site is ringed with silt fence and the fencing will treat the surface runoff before entering the detention pond. Once the site is under construction and the stormwater system is in, all catch basins will have hoods (prevents floatables from going into the catch basin pipes) and they are almost zero maintenance.

Septic System - Mr. Niski pointed out the septic system areas and that they meet all applicable health codes. Mr. Hartmann stated Michael Harkin, P.E., Harkin Engineering, is the septic engineer and is working with Ryan Grenon, Sanitarian, Connecticut River Area Health District (CRAHD), and the design will probably be the same as Phase 1. Mr. Niski stated there is no planned disturbance over the systems.

ADA Parking Spaces/Sidewalks – Mr. Niski stated there will be four ADA parking spaces (two per building) to the front of the buildings (decision was made to split them up). Mr. Niski also stated there are sidewalks serving everything within the front of the building and they will be connected to Phase 1. Noted that the parking lot will be extended.

Mr. Hartmann stated they still have two follow up points for Jeff Jacobson, P.E., Nathan L. Jacobson & Associates, town's engineer, and will do so next week.

Mr. Warner asked if the sidewalks will be extended around the cul-de-sac. Mr. Hartmann stated at this point no; and noted that the utilities will be dropped in the easement area. Mr. Warner stated the sidewalks should be extended. Mr. Niski stated there was some discussion with Eversource regarding the placement of the transformers (originally placed outside the easement area, but Eversource dictated the placement).

Architecture – Mr. Monardo reviewed the concept drawings for the buildings - two-story structures eight units per floor 16 units per building in the same architectural style as Phase 1. Vinyl siding will be used and the color palette is considered cool (grey tones). Using the renderings, Mr. Monardo pointed out the various accent points – balconies, entries, windows, and roof pitches (4 and 12 and 6 and 12). Mr. Monardo reviewed the floor plan noting that 10 percent of the units need to be handicapped accessible – nine - two-bedroom units (Phase 1 has six units and Phase 2 will have three units).

Mr. Teran asked about the blended average per unit - two adults. Mr. Mondaro stated yes.

Mr. Chadwick asked about fire suppression. Mr. Mondaro stated sprinkler systems are throughout the project except for the clubhouse. Mr. Hartmann stated they have worked with Fire Marshal Chris Gamache throughout Phase 1 and he has provided feedback. Mr. Chadwick asked if the town is equipped to fight a fire in this size of a building. Mr. Mondaro stated this came up regarding emergency egress in all units. Mr. Hartmann stated they have worked with the fire marshal regarding building labeling/numbering as well as with the postmaster. The first building will be A Building and as you go around the buildings will be labeled accordingly B, C, D, E and F.

Site Utilities Overview - Mr. Miner reviewed approvals they are seeking – special permit for 32-units (P&Z), septic approval (CRAHD), working with Eversource to relocate the existing 2014 easements for the two parcels, and negotiated water connection with Connecticut Water Company (expect water to be turned out in the next week).

Traffic – Mr. Miner stated Bubaris Traffic Associates conducted the traffic study and that the full study had been emailed to Mr. Warner (can be shared with the Commission). Mr. Miner noted the summary includes Phases 1 and 2. Trip Estimates: average weekday total 644; weekday a.m. peak total 40; and weekday p.m. peak total 49. Mr. Teran stated he had read the entire study and questioned the calculation. Discussion followed with Mr. Warner noting work patterns have changed (no longer 9:00 a.m. to 5:00 p.m.). Mr. Miner reviewed current traffic patterns from Haddam to various cities within the area. Mr. Teran asked if one lane will be sufficient for access/egress from the intersection with the new rotary (how to better facilitate better flow). Mr. Hartmann stated he believes the report stated a wait time of seven seconds. Mr. Miner continued his review of the traffic impact as outlined in the handout.

Economic Impact – Mr. Miner stated they used IMPLAN software to achieve their data. Mr. Miner reviewed Phase 1 and 2 figures – construction estimated to generate a total one-time impact of \$11.8 million with total tax revenue of \$1.8 million. Ongoing annual operation of the project is estimated to generate a total impact of \$1.3 million with total tax revenues of \$205,000 every year. Employment: construction 67/96 and ongoing 7/10.

Educational Impact – Mr. Hartmann reviewed pages 46-47 of the handout and expect 2.24 school children and total spending on education being \$43,503. Approximately 5.5 school children total project.

Timeline and Letters of Support – Mr. Hartmann reviewed the projects timeline. Mr. Hartmann stated he would like to continue construction from Phase 1 right into Phase 2. Mr. Maliszewski indicated it could be done. Briefly discussed supply chain issues. Mr. Hartmann briefly reviewed the letters of support.

Mr. Chadwick asked the market ability of this many apartments. Mr. Hartmann stated they receive three unsolicited phone calls per day inquiring about the project as well as online inquiries and they track the rents in the surrounding area. Mr. Hartmann stated they will be accepting pets and noted the amenities that will be available. Mr. Laurenza stated as a landlord himself, he knows the project will work citing the calls he receives for the units he owns.

Mr. Luisi asked if the swing bridge (opens/closes) had been taken into consideration with the traffic study. Mr. Hartmann stated yes. Mr. Luisi stated the rotary will be a nightmare when the bridge is closed. A brief discussion followed regarding the size of the rotary – one lane.

Mr. Bull asked what conditions the Commission may put on the approval that Elm Tree will agree to. Mr. Warner recommended that Elm Tree put in the sidewalk in the cul-de-sac and approval by the town engineer. Mr. Hartmann agreed to the sidewalk.

Mrs. Block asked for clarification regarding the modification to parking. Mr. Warner stated it's the same as what the Commission gave previously (a reduction in parking – 1.5 spaces per unit). Mr. Laurenza noted the Commission allowed the modification for the Bridge Road apartments as well.

Anthony Bongiovanni, River Road, Haddam, spoke in regard to being a lifelong resident and the changes this project will bring to the town. Mr. Bongiovanni suggested stepping back to see what transpires before moving further along should be considered.

Michael Epright stated he had not been approached/consulted regarding the project and agreed with Mr. Bongiovanni's comment about stepping back. Mr. Epright also stated he owns property on Bridge Road (office located there, storage units, and Dunkin Donuts site) and as an abutting property owner thought he would have been approached. Mr. Epright asked Mr. Mondaro to show him the south elevation of the building which he did. Mr. Epright asked for clarification regarding the number of school children as he felt the number mentioned was off. Mr. Epright stated the traffic on Bridge Road is awful (traffic study does not take into account people will leave the site, go to Dunkin Donuts, and then head off to work). Mr. Epright stated if there is no by-pass lane with the rotary there will be a problem. Mr. Epright asked Mr. Warner if there are any tax deferments. Mr. Warner stated no. Mr. Epright stated, in his opinion, the project will work, but voiced concern over the deviation of the village regulations.

Mr. Bull asked about the variances being asked for. Mr. Warner stated the regulations allow for modifications.

Mr. Warner noted that members of ARC (Lorraine Riess, Chairman, and Wayne Rutty) were present as requested by the Commission. Mr. Bull asked if ARC was agreeable with the project. Ms. Riess stated yes.

Mr. Farina spoke in regard to the Gateway Commission being concerned about lighting. Mr. Warner stated the lighting will be the same as that used on the sidewalk, roundabouts, and apartment projects.

Mr. Wallor closed the public hearing at 7:55 p.m.

Meeting: Mr. Wallor opened the meeting at 7:55 p.m.

Seated: Block, Bull, Farina, Laurenza, LePard, Luisi, and Wallor.

There was no further discussion.

MOTION: Steve Bull motioned to approve the proposed special permit and site plan review to allow 32-unit multi-family housing project with a modification of the parking requirements. **Conditions:** 1) Approval by the town's engineer. 2) Complete sidewalks in cul-de-sac. Location 4 Brookes Court, Haddam, CT – Map 49, Lot 68-4. Jamin Laurenza second. Motion carried unanimously.

7. Approval /Correction of Minutes

Correction: Page 1, Item #7a title and page 3, Item #7a motion – change “statue” to “statute”.

MOTION: Jamin Laurenza motioned to approve the 5 May 2022 minutes as amended. Steve Bull second. Motion carried unanimously.

8. Chairman's Report

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

9. Scheduling of Hearings

Used Car Dealer's License, 206 Saybrook Road – Thursday, 16 June 2022.

10. Town Planner's Report

a. Discuss and Review Attorney Epright's Plans for Field Space Behind the Dunkin Donuts Over the Next Three (3) years in Association with the Bridge Project

Michael Epright, Esq., was present.

Mr. Epright reported he had been approached by DOT for the use his site for three years as a construction yard for the bridge rehabilitation project. Mr. Epright stated DOT has been advised that he does not want any environmental issues as the site is clean. A proposed site plan was reviewed – security fence to be installed around the site, trailers to be pushed back towards and along the driveway to the self-storage units, fuel storage and oxygen and acetylene storage, and lighting plants onsite (with appropriate cut off lighting), enter/exit from Dunkin Donut's entry point. Mr. Epright reviewed the Statement of Purpose, an email from Davin Hazirjian, American Bridge Company, dated 5/2/2022. Mr. Epright stated American Bridge has been awarded the bid, they would like to move onsite in August, but DOT has site review/approval.

Mr. LePard asked where the Village District ends. Mr. Epright stated he believes it's at the end of the entry to Dunkin Donuts. A brief discussion followed.

Mr. Warner asked the height of the fencing. Mr. Epright stated he would think 6 to 8 feet. Also believe slating should be included on the fencing.

Mr. Laurenza asked if the use is temporary and if the Commission has to approve the use. Mr. Epright stated yes, a temporary use only (told three years). Mr. Warner stated he wanted the Commission to be aware of the matter. Mr. Warner noted that three of the trailers state "Crew Shanty" and stated there can be no overnight staying on the site. Mr. Epright will find out what it means.

Mr. Bull asked who will restore the site. Mr. Epright stated American Bridge. Mr. Maggi asked what will be put down for a parking lot. Mr. Epright stated a base of stone.

Mr. Teran asked about potential fuel/oil leaks. Mr. Epright stated fuel is supposed to be self-contained and the only leaks may come from a truck/equipment itself.

Mrs. Block asked if there will be any onsite fabrication. Mr. Epright stated no. Mrs. Block asked for clarification regarding the driveway. Mr. Epright stated it will be in the area of the Dunkin Donuts entrance.

Final layout to be submitted to Mr. Warner.

Recording Clerk's Note: Copies of the proposed site plan and Statement of Purpose on file with the minutes in the Town Clerk's Office and in the Land Use Dept.

b. Discuss and Review Plan for Temporary Fireworks Sale Tent in Parking Lot. Location 968 Killingworth Road, Map 60 Lot 26-3 (Dino's)

Joe Dattilo, co-owner, Trading Post Development, was present.

Mr. Dattilo, representing the tenant, Keystone Novelties Distributors, LLC, stated they are looking to put up a 25 foot by 15 foot tent, port-o-pottie, and a generator from 22 June to 5 July 2022. Mr. Warner stated it will sit along Route 81 and there will be no more than two employees.

Mr. LePard asked if this proposal has been before the fire marshal. Mr. Dattilo stated no, the tenant will be required to pull all the permits if needed. Mr. Warner stated a building permit for the tent is required and at that time the fire marshal will sign off on it. Mr. LePard stated he doesn't recall seeing a fireworks

sale tent in town. Mr. Maggi, Mr. Laurenza, Mr. Wallor stated there used to be one in Tylerville (Merchant House parking lot). Mr. Dattilo stated he's worked with a number of these companies and Keystone seems to be a reputable company. The tent would only be up for approximately 10 to 15 days.

Mr. Bull asked what jurisdiction the Commission had on this matter. Mr. Warner stated the zone is commercial, it's a temporary use, and site plan. Mr. Warner stated it's a zoning permit and technically it could have been signed off on, however, he wanted the Commission to be aware of the matter.

Mr. Dattilo stated he and his business partner are looking for things that would work on the property and asked if this sale tent works, would they have to come back every year. Mr. Warner stated it's a zoning permit that's required and bringing it before the Commission was for their attention. Afterwards, Mr. Warner is willing to sign off on it. Mr. Luisi clarified that he would need to get a zoning permit every year. Mr. Warner stated yes, and he didn't see a need for a motion.

Recording Clerk's Note: Copies of the site plan and a letter from Keith Lambert, New England Regional Locations Manager, Keystone Fireworks, dated 18 May 2022, on file with the minutes in the Town Clerk's Office and in the Land Use Dept.

11. Adjournment

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

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 16 June 2022.