

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
THURSDAY, 16 JUNE 2022
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Gina Block
X	Steven Bull, Secretary
X	Michael Farina
A	Jamin Laurenza, Vice Chairman
X	Wayne LePard
X	Dan Luisi
X	Edward Wallor, Chairman
X	Alan Chadwick, Alternate - Seated
A	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, as well as alternate member, Mr. Chadwick, were seated.

4. Additions/Corrections to the Agenda

The agenda stood as submitted.

5. Public Comments

There were no comments from those in attendance.

6. Public Hearing/Public Meeting

a. A Request to Allow a Special Permit for a Used Car Dealer License without Outdoor Display of Vehicles for Sale. Applicant: Christian Saraceno. Location 206 Saybrook Road, Map 6, Lot 2.

Christian Saraceno, applicant, was present.

Hearing: Mr. Wallor opened the public hearing at 7:01 p.m.

Mr. Saraceno stated he's looking to obtain a used car dealer's permit as he buys modern classic cars from the 1980s thru the early 2000s that are in good condition. Mr. Saraceno stated the Dept. of Motor

Vehicles (DMV) requires he has a physical location in order to obtain the license. The inside of the location will be used to store one or two cars and a small office (desk, chair, phone). No repair work to take place onsite. Mr. Saraceno stated he would like to grow a classic car business.

Mr. Warner reported that in order for Mr. Saraceno to obtain a license he needs a physical location. Mr. Wallor asked Mr. Saraceno if he currently held a dealer's license. Mr. Saraceno stated no, that he's not buying cars on a large scale. He buys as an enthusiast - buys the car, drives it, and sells it. Mr. Saraceno stated one of the requirements for the dealer's license is the need for a brick and mortar location.

Mrs. Block asked where the repair and storage of the vehicles will take place. Mr. Saraceno stated there will be storage inside the garage, which can hold 10 cars, but he will keep one or two cars at a time as he's the sole employee. Mr. Saraceno again stated there will be no repairs done at the location as he has a mechanic in Middletown who does any needed repair work using a 1099 (tax form).

Mr. Warner reported that behind the fence there is the roof of a garage and the garage itself is behind the building. Mr. Saraceno stated he will not be selling the cars by the side of the road as they are specialty cars that will be sold online (auction company used to sell the cars). Mr. Warner stated no one will know the garage is there; however, DMV requires on the dealer's repair license that an authorized town official sign for zoning approval. Mr. Warner stated the commercial district zoning regulations require a special permit to have a used car dealership. Once P&Z approves it, Mr. Warner will sign the dealer's repair license.

Mr. Chadwick asked if access is gained by going past the Shad Museum. Mr. Saraceno stated yes. Mr. Chadwick asked about the place to store the cars. Mr. Saraceno stated the garage, located behind the building, is relatively large (probably could fit 15 cars) and looks like it was an old body shop (found body shop looking equipment. Mr. Chadwick stated there are apartments above the garage. Mr. Saraceno stated the garage is behind the apartments. Mr. Chadwick asked about fire safety and if the fire marshal had reviewed the site. Mr. Saraceno stated he wasn't sure. Mr. Warner stated it's an existing garage and cars are currently stored there. Mr. Luisi stated Dale Clegg used to own it and he stored cars in there. Mr. Saraceno again stated he will be using the garage to store one or two cars and there will not be a number of cars coming in or out. It will be a very small, quiet operation.

Mr. LePard asked Mr. Saraceno if he anticipated having a business sign on Saybrook Road. Mr. Saraceno stated according to the DMV, there only needs to be one sign; and he had planned on having a small sign on the garage (above the door) with no plans of putting additional signs up unless DMV requires it. Mr. Saraceno stated he's trying to keep it as quiet as possible and not draw attention to the business. Mr. Warner clarified it's an internet auto business. Mr. Saraceno stated yes, west coast doing a lot of internet dealerships (brick mortar location and everything sold online). Mr. LePard asked who will determine if a sign needs to be on Saybrook Road. Mr. Saraceno stated he didn't believe one will be needed and that DMV requires only a sign be affixed to the building. Mr. Saraceno stated other dealers in Middletown only have signs on the building. Mr. LePard asked how someone looking for his business would find him. Mr. Saraceno stated you can't see the building from Saybrook Road; you'd have to pull into the plaza to the right of the gas station and go behind the building.

Mr. Farina asked if the cars would be driven in and out or would car carriers be used. Mr. Saraceno stated the vehicles would be driven in and out and that there would be no car carriers.

Mrs. Block asked if any of the transactions would be taking place onsite or online. Mr. Saraceno stated any out-of-state transaction will be electronic and in-state has to be a physical interaction and buyer could come to the site or the vehicle delivered. Mr. Saraceno stated he's hoping everything can be done electronically.

Mr. Bull asked if the area is zoned commercial. Mr. Warner stated yes. Mr. Bull asked if a special permit is required, wouldn't it require more formality. Mr. Warner stated there is nothing more proposed and an

A-2 survey was submitted which should have been emailed to all Commissioners. Mr. Wallor confirmed it had been. Mr. Bull asked about an application. Mr. Warner stated an application was submitted and the fees paid. Using the survey, Mr. Warner pointed out where the garage and access way are located.

Mr. Chadwick stated he believes the fire marshal should review the site. Mr. Warner stated there is no one living above the proposed garage; however, the fire marshal can review the site. Mr. Saraceno stated for the last 10 or 20 years there have been a number of old trucks stored in the building. Mr. Warner noted all the Commission would be doing is stating yes, he can sell cars from that location.

Mr. Wallor stated he's been in the business for 30 years and doesn't believe the applicant should be making the claim that he will not be having car carriers enter the property as occasionally there might be the need for one for out-of-state vehicles that need to go for a Vehicle Identification Number (VIN) verification; unless, dealer plates will be used. Mr. Saraceno stated he plans to use dealer plates (will have two) and there will be no car carriers onsite. Mr. Wallor stated for the record (clarification) P&Z approval is required in order to go to the state to get the dealer plates. Mr. Saraceno stated yes.

As there were no further questions/comments from the Commission or the public, Mr. Wallor closed the hearing at 7:13 p.m.

Meeting: Mr. Wallor opened the meeting at 7:13 p.m.

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

Prior to the vote, Mr. Farina asked if the Commission would be requiring the fire marshal to view the site. Mr. Warner stated the fire marshal is supposed to inspect every commercial building and will be signing off on this permit. Mrs. Block asked if a condition of approval could be "no car carriers or trailers on site". Mr. Warner stated he didn't believe there needed to be one. A brief discussion followed. Mr. Warner stated if there's an issue, the applicant is held to the representations made at the hearing and the Commission will have the minutes. Mr. Farina and Mrs. Block asked about a condition regarding signage on the front of the property. A brief discussion followed with Mr. Bull stating the applicant is entitled to a sign per the regulations.

MOTION: Steve Bull motioned to approve a request to allow a special permit for a used car dealer license without outdoor display of vehicles for sale. Location: 206 Saybrook Road, Map 6 Lot 2. Applicant: Christian Saraceno. **Conditions:** 1) Subject to comments. 2) No regular use of car carriers or trailers. Dan Luisi second. Motion carried unanimously.

7. Approval /Correction of Minutes

The Commission tabled the approval of the 2 June 2022 minutes.

8. Chairman's Report

Mr. Wallor had nothing new to report.

POCD Implementation Committee (PIC) Reporting Update – Mr. Bull distributed a copy of page 85 of the 2018 POCD Action Agenda and reported the PIC is in the process of compiling a progress report. Mr. Bull noted that Mr. Warner's 2021 Year End Report pointed out the number of P&Z action items. Mr. Bull stated on the nights the Commission doesn't have an applicant coming before them he would like to do some planning.

Mr. Bull reviewed/discussed two items – work with newly formed WPCA and create a pedestrian plan to connect the Reservoir to the Cove - on the distributed copy. In regard to the first item, Mr. Bull stated as a planning commission, the Commission has not stated what's happened to date and what they hope will

happen in the future. As for the second item, Mr. Bull stated he doesn't believe the Commission has done anything although Mr. Warner does per his report. Mr. Bull stated although it's great that Mr. Warner has taken care of some of the items, it's the Commission that should be driving this (planning not reacting). Mr. Bull proposed when the Commission doesn't have an application(s) before them that they not cancel their meeting(s), but meet to discuss planning matters. Mr. Chadwick stated perhaps the Commission should be deciding what the priorities are on the list. Mr. Wallor agreed that the Commission needs to stay on top of their action items. Mrs. Block spoke in regard to a couple of the items and felt they could be reassigned - one to the Cove Committee (wasn't established when the POCD was updated) and one to EDC (recommended a member of EDC be present). Mr. Wallor stated P&Z should be careful about stating what they want as he believes developers should be coming before the Commission with their ideas and the Commission critiques the plan. Mr. Farina noted that EDC doesn't have authority like P&Z does.

A brief discussion followed regarding the Scovil Hoe buildings being under the Historic Adaptive Reuse Zone and not the Village District. Mr. Wallor asked Mr. Bull who's responsible for reporting back to PIC that P&Z has resolved the matter. Mr. Bull stated he would.

Mr. Warner asked if the Commission had received his report as he went through every one of P&Z's recommendations and provided an update on each one. Mr. Warner stated P&Z members are volunteers and he understands that, but he's paid to carry forward the POCD, with P&Z being his lead agency, and report to the Commission. That's his job and a report was provided. Mr. Bull took issue with one item – create a pedestrian plan to connect the Reservoir to the Cove. Mr. Warner stated it has not taken place yet. Mr. Bull suggested it be noted that the Cove Committee is handling it and it's not P&Z. Mr. Farina noted the workshops covered that topic and perhaps it all hinges on the purchase of the Rossi property. Mr. Wallor stated as P&Z did not make the initial lead assignments, reassignment of action items should be a discussion had with PIC and not P&Z. Mr. Warner stated the Commission is making tremendous strides in implementing the POCD. Mr. Bull stated it needs to be communicated or disband PIC.

Mike Karam, PIC member, stated there are a lot of P&Z lead items on the report that are currently coded red with no status update and PIC is merely trying to get an update to proceed with a progress report. Mr. Warner stated it must be kept in mind that there are short, mid, and long term items in the plan and being only four years into it there should be an expectation to have all the long term projects going. Mr. Bull stated there isn't, but there is an expectation that every board, commission, etc., that has action items will report to PIC once a year. Mr. Warner will send the report Mr. Karam has mentioned to the Commission for discussion at the next meeting. Mr. Farina noted there are a lot of irons in the fire for the town at the moment. Mr. Bull stated PIC is only asking for a status report.

Mr. Teran stated at the time the POCD was developed there were committees that existed that no longer do and vice versa, and suggested a planning meeting should be scheduled to review the items. Mr. Wallor stated this should be placed on the agenda.

Mr. Chadwick stated he's only been a P&Z member for a brief period of time and during that time he's witnessed the development of Tylerville. Mr. Chadwick voiced concern over the traffic issue in Tylerville and that he believes it should be addressed.

Mr. Bull asked if the design for the rotary at Bridge Road had been completed. Mr. Warner stated it's done – four or five public meetings were conducted. Mr. Bull asked if there's a pass thru lane with Mr. Warner stating no. Discussion followed with the Commission asking for a DOT representative to be present at one of their meetings to discuss the rotaries/traffic flow (State is not conducting/attending public meetings – all Zoom) and the creation of B-roads (on private property) in Tylerville be looked into (Public Works - lead and Town Planner – support, time frame - long term). Mr. Warner will contact DOT and provide an update.

9. Scheduling of Hearings

No hearings scheduled at this time.

10. Town Planner's Report

a. CGS 8-24 Review – Lease of HES Gym – Four (4) Days Per Week

Mr. Warner reported whenever the Town leases, sells, etc., town property there needs to be an 8-24 Report submitted to the Board of Selectmen (BOS). Mr. Warner stated a copy of the lease has been provided; however, the Commission is not acting on the lease. All P&Z will be say is the use of the gym for a basketball camp is in accordance with the POCD (noted when the POCD was drafted/approved, HES was a school). Although the details of the lease are not the Commission's concern, the following were noted: rent - \$2,000 per month and hours of operation - Tuesday, Wednesday, and Thursday – 5:30 p.m. to 8:00 p.m., Saturday - 9:00 a.m. to 5:00 p.m. Mr. Warner stated in order for the town to lease the gym, it has to go through P&Z indicating it does not violate the POCD.

Mr. Farina asked would the town would be tied into the lease if funding were to come through for a senior center at HES. Mr. Warner stated there is an out – three months' notice. Mr. Wallor stated that does not come under P&Z's jurisdiction. Mr. Farina stated he understood.

MOTION: Ed Wallor motioned to approve an affirmative CGS 8-24 Report – Lease of HES gym to Homefield, LLC. Location: 272 Saybrook Road. Applicant: Town of Haddam. **Condition:** Subject to comments. Dan Luisi second. Motion carried unanimously.

11. Adjournment

MOTION: Steve Bull motioned to adjourn. Gina Block second. Motion carried unanimously.

The meeting was adjourned at 7:56 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 7 July 2022.