

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
THURSDAY, 6 OCTOBER 2022
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

A	Gina Block
A	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 - Seated
A	Larry Maggi, Alternate
X	Tim Teran, Alternate - Seated
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 members, Mr. Chadwick and Mr. Teran, were seated.

4. Additions/Corrections to the Agenda

The agenda stood as submitted.

5. Public Comments

There were no comments from those in the audience.

6. Public Hearing/Public Meeting

Proposed Special Permit to Allow Adaptive Re-Use of a Historic Building, Formerly Known as State DOT Garage/Scovil Hoe Factory, for a Mix of Shops, Galleries, Lifestyle Business Offices, Restaurants and Brewery. Location: 11 Candlewood Hill Road – Map 15/Lot 90. Applicant: PB Projects 8/Shannon Healy.

Shannon Healy, Project Manager, and Brian Lyman, Managing Broker, Parker Benjamin, were present.

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

Ms. Healy stated they have applied for a special permit to allow for shops, galleries, lifestyle business offices, full service restaurant, and brewery at 11 Candlewood Hill Road. Ms. Healy pointed out a rendering and a preliminary site plan overview of how the parking and traffic flow for the two buildings will look. Ms. Healy stated the restaurant and potential retail businesses will be spaced accordingly.

Mr. Teran asked if there needs to be a drive through between the two buildings rather than a pedestrian mall; and urged Ms. Healy and Mr. Lyman to contemplate doing so in their design. Mr. Lyman stated although Mr. Teran's thoughts are good, there were not before the Commission for site plan approval; they were just looking for a special permit for the specified uses in order to begin marketing to tenants. There will be site plan submission, in the future, in conjunction with the Licensed Environmental Professional (LEP) in charge of the remediation of the site. Mr. Lyman stated what's before the Commission is merely first thoughts and the tenants will demand drivable access to the buildings for deliveries and that needs to be taken into consideration.

Mr. Teran asked if there will be any engineering taking place after the meeting. Mr. Lyman and Mr. Wallor stated all engineering will take place after the meeting. Mr. Teran asked if Parker Benjamin's engineer could look at the site and develop a plan that would allow people to shop and deliveries to be made without driving between the two buildings. Mr. Luisi pointed out there is only access to the buildings going down the middle.

Mr. Wallor clarified that the applicant did not come before the Commission to discuss their site plan, but to discuss a special permit to allow adaptive re-use of an historic structure with specific uses. Mr. Wallor asked the Commissioners if they understood what they were hearing tonight. The Commissioners acknowledge they understood.

Mr. Lyman stated they would be back before the Commission at a later date with a site plan and there will be engineering in conjunction with the LEP's work to be done on site for the remediation.

Mr. Warner stated there is no other access to the buildings other than right through the middle. There's an eight foot retaining wall on the Candlewood Hill Road side of one structure and a brook on the other side of the second structure. Mr. Warner stated pedestrian malls do not work because of the seasonality of the area and noted what is being shown is conceptual. Mr. Teran spoke in regard to European villages where there are drop off points at the end of the road/driveway and the products are walked in. Mr. Teran believes the tenants will do better because it is more slowly walkable; unless, the tenants indicate there is insufficient parking. Mr. Warner stated the proposal before the Commission is for a special permit with specific uses; and if approved, the applicant will go out to look for tenants for the buildings. Mr. Warner also stated he was fairly confident the tenants will say they need access through the middle.

Mr. Wallor entered into the record a letter from Gina Block, P&Z Commission, and Peter Baird, both dated 6 October 2022, regarding the roadway between the buildings and parking (Exhibits A & B; copies on file in the Town Clerk's Office with the minutes and the Land Use Dept.).

There were no comments either for or against the proposal from those in attendance.

Mr. Wallor closed the hearing and opened the meeting at 7:11 p.m.

Meeting: Seated: Farina, Laurenza, LePard, Luisi, Wallor, Chadwick, and Teran.

MOTION: Jamin Laurenza motioned to approve the proposed special permit to allow adaptive re-use of a historic building, formally known as State DOT garage/Scovil Hoe factory, for a mix of shops, galleries, lifestyle business offices, restaurants and brewery. Location: 11 Candlewood Hill Road – Map 15/Lot 90. Applicant: PB Projects 8/Shannon Healy. **Condition:** Subject to final site plan review and approval. Dan Luisi second. Motion carried unanimously.

7. Approval /Correction of Minutes

MOTION: Ed Wallor motioned to approve the 15 September 2022 minutes as submitted. Dan Luisi second. Motion carried with Mr. Laurenza abstaining.

8. New Business

a. CGS 8-24 Review – Improvement/Lease at Haddam Elementary School/Shad Museum – Haddam Historical Society

Lisa Malloy, Director, Haddam Historical Society, Jack Calhoun and Lenny Kochanowski, Shad Museum members, were present.

Ms. Malloy distributed copies of the history and photos of the Shad Museum (Exhibit C; copy on file in the Town Clerk's Office with the minutes and in the Land Use Dept.); and stated the building is a small free-standing, wood framed building currently located at 212 Saybrook Road. The building was originally was Bill Maynard's shad shack and was located across the road from its current location (photo in packet). The structure is approximately 16.5 feet by 16.5 feet and has no foundation or water. It was used by Bill Maynard to sell shad out of during shad season along Saybrook Road when Saybrook Road was the only road between Hartford and the shoreline. Shad fishing was a huge industry in Haddam beginning in 1662 and was a large commercial industry up until the mid-20th century.

Ms. Malloy introduced Mr. Calhoun, who commercially fished while in high school, and Mr. Kochanowski, who has sport fished and commercially fished on the Connecticut River. Ms. Malloy stated shad is a very important part of Haddam's history and is also the Connecticut State fish.

Ms. Malloy stated the museum is currently located on Dr. Zaeintz's property and it's in the process of being sold. Recently, Dr. Zaeintz donated the building and its contents to the Haddam Historical Society in order for the museum to stay viable and remain a destination for people who want to learn about shad fishing. Ms. Malloy noted it is the only museum in the world dedicated to the history of shad fishing.

Ms. Malloy stated the building needs to be moved as the new owner probably doesn't want the structure there and it's not in a good location (hidden from view from the road). Ms. Malloy stated the structure once sat on Route 154, it was moved out to Candlewood Hill for a few years, and then brought it back to Route 154. Ms. Malloy also stated when Dr. Zaeintz purchased the property, the structure was moved to its current location (212 Saybrook Road).

Mr. Warner stated 8-24 is to determine compliance with the POCD to lease town property for a specific purpose (preserve Haddam's history). Mr. Warner stated there has to be an affirmative 8-24 Report submitted to the Board of Selectmen (BOS).

Ms. Malloy stated it's a relatively small building and they would be involved in any development or playground committee that would be set up in the future in order to work with other local residents to figure out the best potential location for the shad museum on the HES playground. Ms. Malloy stated they feel the site has a lot to offer in terms of visibility, parking, access to the facilities in HES, and it remains in Higganum just down the street from its original location. Noted they have looked at dozens of properties in the Town of Haddam and this is the best location.

Mr. Calhoun gave a brief history of Mr. Maynard. Ms. Malloy stated the museum is only open during shad season (that's how Dr. Zaeintz set it up) and every Sunday they get visitors from all over the United States – scientists, students, fishermen, and people interested in learning more about fish. Ms. Malloy stated they look at the new location as being a potential to grow on Haddam's shad fishing past.

Mr. Kochanowski stated his expertise is construction and noted he had concerns about the building being moved and examined the building and corrected damage found. The idea is to lift the building with steel

I-beams, place it on a low bed and move it to HES. At that time it will be temporarily placed on six by six's as it may have to be moved again. Structurally the building is good and has been looked at by Mark Altieri, an architect, and Bob Ruzzo, Haddam Building Inspector, who has made recommendations.

Using the map, Mr. Chadwick asked which location is preferred. Mr. Kochanowski stated he preferred the right noting there's a maple tree close to the left. Discussion followed in regard to setbacks, the need for a handicapped ramp, power considerations, etc. Ms. Malloy stated the location of the structure will ultimately depended on what the playground committee determines. Mr. Kochanowski noted the people who want to help with the relocation are in a position to do so now (donation for free of time and equipment).

Mr. Teran asked if parking will be at the school. Mr. Warner stated yes. Mr. Kochanowski stated they get about 20 people. Ms. Malloy stated the Historical Society will maintain ownership of the building and be responsible for all maintenance, electricity, security, etc. The structure will not become the responsibility of the town in any way.

Mr. LePard asked if there are any plans to move Spencer's Shad Shack too. Mr. Calhoun stated that's a different subject.

MOTION: Jamin Laurenza motioned to approve CGS 8-24 review – improvement/lease at Haddam Elementary School to move Shad Museum to former school property – Haddam Historical Society. Mike Farina second. Motion carried unanimously.

9. Chairman's Report

Mr. Wallor had nothing new to report.

10. Scheduling of Hearings

MPA Realty Associates, Site Plan Review to allow for a 10,000 square foot retail building on Killingworth Road, Map 60/Lot 26-7, adjacent to 968 Killingworth Road – Thursday, 20 October 2022.

8-24 Review – Acquisition of the Rossi Property – Thursday, 20 October 2022.

11. Town Planner's Report

Acquisition of the Rossi Property – Mr. Warner stated this topic will be discussed at the BOS meeting on Tuesday, 11 October 2022, Board of Finance, Wednesday, 19 October 2022, P&Z, Thursday, 20 October 2022, Public Hearing, Wednesday, 2 November 2022, and Town Meeting, Wednesday, 9 November 2022.

12. Adjournment

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

The meeting was adjourned at 7:32 p.m.

Respectfully Submitted,
Bunny Hall Batzner
Bunny Hall Batzner, Recording Clerk

The next meeting is scheduled for Thursday, 20 October 2022.