

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
THURSDAY, 20 JANUARY 2022
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

A	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 - Seated
X	Larry Maggi, Alternate
A	Tim Teran, Alternate
X	Bob McGarry, First Selectman
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 Alan Chadwick were seated.

4. Additions/Corrections to the Agenda

Mr. LePard asked that WFS be added to the agenda. Mr. Warner stated he would discuss the matter under the Town Planner's Report.

The agenda stood as submitted.

5. Public Comments

There was no one in the audience who commented.

6. Public Hearing/Public Meeting

a. Proposed Special permit to Allow 42 Multi-Family Units at 105 Bridge Road. Applicant: Bridge Road 105, LLC – Map 49/Lot 28.

Sal Indomenico, Applicant/Owner/Developer, and Will Walter, P.E., Alfred Benesch & Co., representing Mr. Indomenico, were present.

Hearing: Using the site plan, Mr. Walter reported that the site is approximately 2.4 acres, the majority of the site is relatively flat with slight sloping to the front and back, was a previously developed property, and it was once contaminated, but has since been cleaned up. The site is very sandy and conducive to septic and filtration systems which are being proposed. The proposal calls for the construction of three (3) buildings – a row of 20 - one bedroom units with 1 - two bedroom units on each side, and a small (2,000 square foot) community center. A stone sign to be placed to the left of the curb cut.

Parking - Will be to the front of the units. Applicant requested a waiver in the number of required parking spaces – 84 spaces down to 75 spaces. Islands to be installed every eight or ten spaces with a cul-de-sac to the back of the site.

Sidewalks – DOT will be constructing sidewalks along Bridge Road and they are coordinating with DOT the placement of their curb cut. Sidewalks will be constructed to the front of the units. They are coordinating with the neighbor a connection as well as a fence to the back of the parcel.

Mr. Walter reviewed the development narrative. The project is in conformance with all applicable bulk and dimensional requirements. The multi-family residential use is allowed in the Tylerville Village District as long as it conforms to the following items: 1) Maximum density - no more than 20 units per acre (the proposal calls for 17.5 units per acre; 42 units per 2.4 acres); 2) No dwelling unit can be greater than two bedrooms (the majority are one bedroom with two units being two bedroom); 3) It must be in full compliance with the Gateway Conservation Zone (yes); and 4) No building can be visible from the Connecticut River (buildings will not be visible).

Mr. Walter reviewed the Tylerville Village Guidelines. 1) Pedestrian friendly atmosphere (sidewalks on both sides of the proposed units with connections to the sidewalk along Bridge Road and their clubhouse; and coordinating with the neighbor to construct a sidewalk with steps down to her property allowing residents an option to reach the businesses along Saybrook Road without having to walk down Bridge Road); 2) Harmonious relates to the surroundings/terrain (buildings and landscaping were given thoughtful consideration, they have been before the Architectural Review Committee [ARC] twice and have signed off on what is being presented); 3) Proposed signs/lighting should be compatible with local character (stone site sign with soft LED lighting, 12 foot lamps throughout the site with full cutoff – no up lighting and no light spilling across the property lines, light posts to match town's); 4) Incrementally improve the aesthetic of the village by locating the buildings closer to the street creating pedestrian connections and promoting infill development (beautiful residential community, clubhouse has been moved closer to the street); 5) Maximum building height can be no more than 35 feet (buildings are less than 35 feet high); 6) Landscaping shall reinforce functional qualities of existing patterns (proposed landscaping consists of a variety of multi-seasonal interest – different times of the year different flowers will pop, all native plantings – mixture of deciduous, evergreens, shrubs, flowers, etc.); 7) Parking area shall not be in the front yard and landscape islands shall be provided for every ten spaces (have met this requirement); 8) Where 15,000 square feet of buildings are sought consideration should be given to provide multiple buildings (have met this requirement); 9) Waste containers shall be screened from view (dumpsters located to rear of site, not visible from street, and will have fencing around it); 10) No building constructed within 100 feet of the high tide line (significantly above the high tide line); 11) Large scale residential structures will not cause deterioration of the natural and traditional river scene (not visible from the Connecticut River. Mr. Walter noted that the last two requirements are from the Gateway Conservation Zone.

Utilities – Public water and fire protection out in the street. Septic – Individual systems have been designed – two large systems for the units and a smaller system for the clubhouse – and are in conformance with the Dept. of Public Health (DPH). Perc tests conducted with sanitarian on site. Noted that DPH will not allow a community septic system (one system for multiple buildings). Mr. Walter noted the soil is very sandy.

Stormwater – Using the map, Mr. Walter reported that the water migrates towards the back of the parcel and reaches two existing catch basins with a pipe and comes out to a culvert on DOT property. They

propose to capture all the water and divert it to a large shallow underground open bottom system. The water will get into the system and percolate down. During larger storms it will overflow through pipes out and around the septic systems and tie back into the pipe going onto DOT's property. Mr. Walter stated the plans and stormwater report were sent to DOT tonight. Mr. Walter also stated the entire plan and stormwater report have been reviewed by the town's engineer – Jeff Jacobson, P.E., Nathan L. Jacobson and Associates. Mr. Walter stated Mr. Jacobson had 10 to 12 comments, he has been working with him closely throughout the week, and have addressed all of Mr. Jacobson's comments. Mr. Jacobson has provided a letter to the town planner to say that they have met all the requirements. Mr. Walter stated one more perc test needs to be conducted before construction for construction begins.

Traffic – An analysis has been conducted. A.M. peak 7 to 9 and P.M. peak 3 to 5. During the a.m. an additional 21 trips over a two hour period and p.m. an additional 27 trips. Both are minimal. Have analyzed the level of service in and out of the curb cuts on Mr. Indomenico's property and the property across the street and found there is varying levels of service between A and C. Mr. Walter explained the grading A being the best and E being the worse. Typically DOT requires mitigation of either a traffic signal or turning lane if at a level of service E and the proposal is at levels A, B, and C. The traffic study indicates this project will not contribute to any traffic problems.

Mr. LePard asked if the stormwater system would be percolating all of the time or would it have a runoff. Mr. Walter stated scattered throughout the site the water will travel through a series of pipes to the system. Mr. Walter stated the underground system has what is called an Isolator Row the first row would capture any sediment. Mr. Walter stated when he mentioned overflow he did not mean over land, but when the water reaches the middle of the system it will overflow into the pipes.

In reference to an email from Gina Block, P&Z Commissioner, Mr. LePard asked if a street wall was being proposed. Mr. Walter stated no but noted there will be a sign and a three rail fence (matching the neighbor's fence). Mr. Warner stated the clubhouse with front porch will help to create the street wall.

Mr. Chadwick asked if in the future, the buildings could be turned into condominiums. Mr. Indomenico stated they could, but not by him.

Mr. Bull returned the discussion to the creation of a street wall noting that the regulations call for the street wall to be created by buildings. Mr. Bull referenced the Tylerville Village Guidelines. Mr. Bull stated a street wall is not being created because as you drive by people will see the parking. Mr. Walter stated the requirement for parking is outside a certain distance of the setback and he believes they have met that. Mr. Bull stated the view from the street does not add to the character they are trying to create. Mr. Warner stated the clubhouse is creating a street wall. Mr. Bull asked if apartments could be placed to the front and parking to the rear. Mr. Walter stated they analyzed several layouts and due to the configuration of the lot, this was the only option. Mr. Bull stated the Commission had not seen the other alternatives. Mr. Wallor stated he didn't believe they had too. Mr. Bull read the regulation including B-roads. Mr. Bull stated the Commission is trying to create a village and not a parking lot. Mr. Walter stated the proposal will be a lot better than what currently exists. Mr. Walter stated they worked with the town's engineer and planner, looked at the regulations, and met with ARC (signed off on the proposal). Mr. Warner stated the Commission's regulations require a 25 foot lane and 18 foot parking spaces on either side. Discussion followed regarding the regulations. Mr. Warner stated the street front door is meant for commercial not residential and when the guidelines were developed, the Commission didn't allow apartments in this zone. Mr. Bull agreed.

Mr. Laurenza stated the developer is doing the best he can with the configuration of the lot and the Commission's regulations are making the parking lot as large as it is. Mr. Warner stated to have 90-degree angled parking there needs to be a 24 foot lane in order to back up. Mr. Bull asked if a B-road was looked into. Mr. Walter stated the back is very steep and any traffic would be going onto private property. Discussion followed.

Regarding the parking waiver request, Mr. Warner stated the request is the same as was granted to Brookes Court. Mr. Warner also stated the state statute has been changed and the Commission cannot require more than one space per every one bed or two spaces for every two bedrooms (this is all a part of the affordable housing and the Commission will need to amend their regulations).

Mr. Bull asked about the clubhouse having a porch. Mr. Warner stated at the ARC meeting they talked about lighting, fascia, etc.

Mr. Chadwick asked if there has been a study to show that these apartments, as well as those at Brookes Court, are needed in town. Mr. Warner stated there was a market analysis conducted that the town could support 189 apartments. Mr. Maggi asked how much the apartments will go for. Mr. Indomenico stated between \$1,400 and \$1,600. As a landlord in town, Mr. Laurenza stated if he had 112 units he still wouldn't have enough.

Mr. LePard asked if the price range is within the affordable guideline. Mr. Indomenico and Mr. Walter stated fair market. Mr. Warner stated affordable for two bedrooms is \$1,100.

Ed Vesalek asked about the sidewalk going down. Mr. Walter stated they are in discussion with Lisa Wadge. Mr. Vesalek stated the map gave the appearance it was on his property.

Mr. Chadwick asked how the units will be heated. Mr. Walter stated by electric.

Lisa Malloy, Director, Haddam Historical Society, asked if there were any architectural elevations. Mr. Indomenico showed the elevations. Mr. Bull asked if the Commission was aware of ARC's meeting. Mr. Wallor stated he was but could not attend. Mr. Warner stated ARC reviewed the materials and landscaping.

Mr. Maggi asked how many square feet. Mr. Indomenico stated between 650 and 700 square feet.

Anthony Bongiovanni, Haddam, talked about living in town all his life, the changes to the town, and the need for living space.

Mr. Wallor asked if there were any more questions/comments. As there were none, Mr. Wallor closed the hearing and opened the meeting at 7:34 p.m.

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

Prior to the vote on the motion, Mr. Farina asked if a notation needed to be included about the reduction of parking spaces. Mr. Warner stated it's on the record and it's in the file. Mr. Bull asked if there was a report from ARC. Mr. Warner stated it's not a full report, but a motion to approve the referring plan for 44 units of multi-family apartments at 105 Bridge Road including landscape plan to the Planning and Zoning Commission. Approved unanimously. Condition: Six (6) foot high solid fence at east property line. Mr. Bull asked if ARC reviewed all the materials, etc. Mr. Warner stated yes, two meetings (28 October and 17 November 2021). Mr. Bull asked if any Commissioners attend. Mr. Wallor again stated he was aware but couldn't attend. Mr. Warner stated it wouldn't be appropriate for Commissioners to attend (could attend, but not speak). Mr. Bull asked if everyone was aware. Mr. Warner stated it was a regular public meeting.

Mr. Bull stated he's disappointed that the Commission did not see the plans before hand in order to make recommendations. Mr. Warner stated the Commission's role is not to design the plan, but to make sure the regulations are being met. Mr. Bull stated the regulations are recommending that the Commission make the area look like a village and this is the first opportunity. Mr. Wallor stated that's where the Commission puts its faith in ARC. Mr. Warner noted two of the ARC members are architects. Mr. Warner stated this proposal is not dissimilar to what was approved for the tourist center and retail building. Mr. Bull stated the Commission did not have village regulations at that time.

Mr. Chadwick asked if the fire department had looked at the proposal. Mr. Warner stated yes, there is public water and the turning radius is on the plans.

Mr. Farina asked if additional vegetation could be added to soften the front of the site. Mr. Warner stated ARC discussed that and pointed out the split rail fences, sidewalks, the decorative lights as part of the town's sidewalk project, and a substantial sign the applicant is proposing. Mr. Farina asked if there are windows facing the street on the clubhouse. Mr. Bull asked for elevations of the clubhouse. Mr. Wallor and Mr. Laurenza noted the hearing was closed.

Mr. Wallor noted the applicant has met the Commission's and Gateway's regulations. Mr. Bull again asked if the elevations were available. Mr. Luisi stated the elevations were emailed to everyone. Mr. Warner provided copies for review. Mr. Farina stated he was satisfied. Discussion followed as to what can be asked of an applicant and when it should be asked for.

Mr. Wallor confirmed with Mr. Warner that a notation regarding the reduction in parking did not need to be a part of the motion. Mr. Warner stated correct as it's a part of the record and in the file.

MOTION: Jamin Laurenza motioned to approve a proposed special permit to allow 42 multi-family units at 105 Bridge Road. Map 49 / Lot 28. Dan Luisi second. Motion carried unanimously.

7. Approval/Correction of the Minutes

MOTION: Ed Wallor motioned to approve the 2 December 2021 minutes as submitted. Jamin Laurenza second. Motion carried unanimously.

The Commission did not review the 16 December 2021 or 6 January 2022 minutes. Both meetings were cancelled.

8. Chairman's Report

POCD Implementation Committee (PIC) – Mr. Bull, PIC Chairman, reported the committee will be meeting on Thursday, 27 January 2022, Community Center, 7 Candlewood Hill Road, Higganum, 7:00 p.m. Mr. Bull noted that Lynne Cooper has submitted her resignation and a new member will need to be appointed. Mr. Bull stated someone has expressed interest in joining the committee. Mr. Warner stated Mike Karam is interested in the position. Mr. Wallor noted the Commission will need to appoint him. Mr. Wallor also stated he would like to have a notice posted to the town's website to see if there are other individuals who may be interested in joining PIC. Lisa Malloy, Director, Historical Society, stated she was interested in joining.

9. Scheduling of Hearings

Mr. Warner reported the hearings that were to be scheduled for 3 February 2022 will now be held on 17 February 2022. The Commission will still meet on 3 February 2022 to discuss affordable housing.

a) Proposed Zoning Text Amendment to Adopt New Section 8A – Adult Oriented Uses in the I-2 Industrial Zone - Public hearing – Thursday, 17 February 2022.

b) Proposed Amendments to Section 5.6 Prohibited Uses to Remove Tattoo Parlors as Prohibited Use and Add Adult Land Uses - Public hearing – Thursday, 17 February 2022.

c) 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, 17 February 2022.

Affordable Housing Grant - Mr. Warner reported he has the grant and is writing the affordable housing plan. The grant would be used on engineers and landscape architects who would identify sites, lay them out, and see where there are opportunities to do affordable housing. – Meeting - Thursday, 3 February 2022.

Granite Springs, High Street - Riverhouse wants to purchase the site and use it for storage. This would be a change of a non-conforming use to something less intense.

Brew Pub, 968 Killingworth Road – A small brew pub will be going in next to Dino's. Application is to be picked up on Friday.

10. Town Planner's Report

Mr. Warner reported on the following:

Scovil Hoe - The CT Examiner published an article on 14 January 2022 regarding the \$1.8 million state clean up the site for redevelopment. Mr. Warner emailed the article to the Commission.

ZEO's Position – Will be interviewing four people next week for the position.

Wetlands Commission: 968 Killingworth Road – Owners clear cut the property (working within 100 feet of the upland review area) and came before the Wetlands Commission. Silt fencing has been installed and working on a remediation plan. **Haddam Neck Fair Association** – Created a four wheel drive track in the wetlands. A soil scientist has flagged the wetland and provided a restoration plan. The Wetlands Commission approved the plan and the fair association will remove the debris in the wetland and place seed (winter seeding recommended by the soil scientist).

Zoning Issue, Little City Road – Someone cleared a lot, received a driveway permit, and had temporary electrical installed to construct a house. Down the street was a camper and it was brought up to the lot. Neighbors are concerned that the individual will live in the camper and not build the house. He cannot live in the trailer permanently, but there are no regulations about storing a recreational vehicle on your property.

Truck Bar, Killingworth Road – Complaints have been received from one neighbor. Owner understands that if he wants to be open beyond current hours he will need to come before P&Z. Owner did confirm they were not open past midnight on New Year's Eve. Have been monitoring the site for close to a year. State Police have been called. The Corn Hole clubs are sitting in the parking lot after closing and making noise and disturbing the property owners next door. The only violations have been lights shining onto the property, beer cans on the property, and noise from people hanging out in the parking lot. Owner of the Truck Bar has hired someone to keep people moving along. Mr. Warner stated the approval had three conditions: 1) garage door to remain closed, 2) no outdoor activity, and 3) hours of operation Mondays – closed, Tuesday, Wednesday, and Thursdays – open to 10:00 p.m., Friday and Saturday – open to midnight, and Sunday – open to 8:00 p.m. The owner opened at one point for a private event for the state police. There have been no zoning violations. Mr. Luisi asked if this is a new home owner. Mr. Warner stated the Truck Bar was approved in April 2020 and the home was purchased in May 2020. The Truck Bar did not get started until after COVID.

WFS: Residential Housing Plan - Doug Anderson, owner, would like to come before the Commission to discuss how to develop the land – single family residential and the different options that are available – affordable, 8-30g, senior housing 55 and over. An engineered layout is available. In the 55 and over regulations there is a certain number of bedrooms that are allowed and Mr. Anderson has more; therefore, zone change would be needed or a variance. May potential be at the 17 February 2022 or 3 March 2022 meeting. **Regrading/Restoration of Site** – Mr. LePard asked if the site has been regraded/restored. Mr. Warner stated no. Mr. LePard asked if there was a time limit to do the work. Mr. Warner stated Mr. Anderson would need to move 200,000 cubic yards of material in order to grade the site as

approved. Due to the stipulated agreement's end date (31 December 2019), Mr. Anderson was unable to remove the 200,000 cubic yards of material. Discussion followed at length in regard to the stipulated agreement and the need to go back to court if a change is sought whether by the Commission and/or the owner. Also discussed was the allowable length of a cul-de-sac; a right-of-way onto Turkey Hill Road (Wetlands denied previously); and a potential public safety issue based on the slope/grade of the sand. Mr. LePard stated he would like to view the site and thinks the whole Commission should view it. Mr. Warner will email the stipulated agreement to the Commission.

Discussion During a Public Meeting – Mr. Bull asked what is allowable to discuss after the close of a hearing. Mr. Wallor stated the motion. Mr. Wallor asked numerous times if there were any further questions/comments prior to closing the hearing as the Commission cannot ask the applicant or his representatives any questions. Mr. Bull stated he did not ask the applicant anything and the Commission is allowed to ask for little things (conditions) of the applicant. Mr. Bull stated if the Commission cannot have a discussion than what's the point of allotting time for it. Discussion followed at length. Mr. Chadwick asked if the Commission could reopen the public hearing. Mr. Wallor stated the motion to close the hearing could be withdrawn and the hearing reopened.

11. Adjournment

MOTION: Jamin Laurenza motioned to adjourn. Wayne LePard second. Motion carried unanimously.

The meeting was adjourned at 8:41 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 3 February 2022.