

**TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
PUBLIC MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT 06438  
THURSDAY, 15 DECEMBER 2022  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Gina Block
X	Steven Bull, Secretary
X	Michael Farina
X	Jamin Laurenza, Vice Chairman
A	Wayne LePard
X	Dan Luisi
X	Edward Wallor, Chairman
X	Alan Chadwick, Alternate (Arrived 7:02 p.m.)
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 member, Mr. Teran, were seated.

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

The agenda stood as submitted.

**5. Public Comments**

There was no public present.

**6. Public Hearing/Public Meeting**

**a. Amendment to Zoning Regulations Section 10.4 – Forestry Regulations**

**Hearing:** Mr. Wallor opened the hearing at 7:02 p.m.

Mr. Warner stated the Wetlands Commission has had commercial forestry regulations going back to the early 1980s and that they recently updated their forestry regulations which the State approved. However, when the State looked through the Town's Zoning Regulations, they noticed the Gateway Conservation Zone references the forestry regulations and they have asked P&Z to change Section 10.4 Definitions as indicated in Exhibit A (attached). Mr. Warner stated P&Z will not be adopting the Forestry Regulations.

As there were no further questions or comments from the Commission and there was no public present, Mr. Wallor closed the hearing at 7:04 p.m.

**Meeting: Seated: Block, Bull, Farina, Laurenza, Luisi, Wallor, and Teran.**

Prior to the vote, Mr. Farina reported that the Gateway Commission had been contemplating approaching all area P&Z Commissions about clear cutting regulations within their purview along the Connecticut River. To-date the Gateway Commission has not come up with anything at this time.

**MOTION:** Steve Bull motioned amendment to Zoning Regulations Section 10.4 – Forestry Regulations. Conditions: Subject to comments – None. Jamin Laurenza second. Motion carried unanimously.

## **7. Approval /Correction of Minutes**

**MOTION:** Ed Wallor motioned to approve the 1 December 2022 minutes as submitted. Jamin Laurenza second. Motion carried unanimously.

## **8. New Business**

### **a. Extension of Time to Complete Approved Brookline Subdivision – Gunger Hill, Rogers Realty**

Mr. Warner reported that Mr. Rogers was unable to attend the meeting. Matter continued until 5 January 2023.

### **b. Proposed CGS 8-24 Review to Grant Septic Easement for Morina Restaurant at 1617 Saybrook Road, Haddam**

Mr. Warner stated Chris Bell, P.E., representing Morina Restaurant, was unable to attend the meeting, but a meeting with the health district has been held and testing conducted to the back of the restaurant on Old Chester Road.

Reviewing questions/comments submitted by Chris Corsa, Assistant Director, Haddam Public Works, Mr. Corsa questioned whether the road had been abandoned. Mr. Warner stated it is his understanding that the Board of Selectmen (BOS) discontinued the road for the roundabout. The Town will still own the land, but it will not be a travel way any longer and will not be maintain it anymore. Mrs. Batzner stated Public Works does maintain the road; and asked Mr. Warner when the BOS voted to discontinue the road as she has been unable to find any minutes (BOS or town meeting) referencing the discontinuance. Mr. Warner stated he believed the road was discontinued approximately six months ago. Mr. Warner stated none of that has anything to do with the 8-24 review as it's in conformance with the POCD.

Mr. Warner stated the restaurant, under order of the health department, is currently pumping their tank every couple of weeks as their septic fields are failing. Using the map, Mr. Warner stated to the left of the restaurant is where the tank is located (new tank installed in the spring), but the field on right side (towards Saybrook Road) is failing due to high groundwater. Mr. Warner also stated the system can be replaced, and testing has been done, but it goes over the Town's right-of-way and an easement from the Town is required. Mr. Warner stated the system will be underground, and the loading will allow for trucks to drive over it.

Mr. Bull asked why the system couldn't be put parallel to the road. Mr. Warner stated the system is, however, the map before the Commission is merely an easement map and the applicant would not be designing the system until an easement is granted. Mr. Warner stated Mr. Bell has indicated the system will not be in the travel way.

Mr. Warner stated the only issue before the Commission is whether it's okay for a septic system from one property to encroach into a street right-of-way that has been discontinued. Mr. Warner also stated the Commission will be helping an existing business.

Mr. Farina noted that Bob Casner, Chairman, East Haddam EDC, had spoken to Haddam's EDC regarding a bicycle route and EDC had suggested Old Chester Road may be able to be a part of that route.

**MOTION:** Jamin Laurenza motion to propose CGS 8-24 review to grant septic easement for Morina Restaurant at 1617 Saybrook Road, Haddam. Dan Luisi second. Motion carried unanimously.

## **9. Chairman's Report**

Mr. Wallor had nothing new to report.

## **10. Scheduling of Hearings**

**MPA Realty, Killingworth Road** – Public hearing, Thursday, 5 January 2023.

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

**Changes to the Commercial Zone** – Mr. Warner reported he has prepared all the changes for the Commercial Zone. Mrs. Block asked if this has been official scheduled. Mr. Warner stated Thursday, 19 January 2023.

**Investigate New Sites for a Town Garage in Order to Move the Existing Town Garage Outside of the Village** – As Mrs. Block was the one who had initiated this matter, Mr. Warner asked if she had any comments. Mrs. Block stated she had not had any time to look into the matter.

Mr. Bull asked if Larry's Garage would be too small a lot to relocate Public Works. Mr. Warner stated yes unless you obtained all of Mr. Conti's property.

Mr. Chadwick asked about the land behind the fire house. Mr. Warner stated properties previously looked at included: the property behind the fire house, East Coast Salvage, Rossi, and the sand pit. Public Works was against the property behind the fire house as it was too steep and there's a lot of ledge. Mr. Warner noted that Nathan L. Jacobson & Associates did a cost analysis for a road and drainage, and it was close to \$800,000, and there would also be opposition from the residents from Forest Ridge.

Mr. Warner stated there are a handful of properties that could be identified, but they're all in residential neighborhoods and a new site cannot be located too far out. Mrs. Batzner stated the majority of town roads are located in Higganum.

Mrs. Block stated there are just over 5 acres behind the firehouse (Station 2) on Saybrook Road in Haddam. Mr. Warner stated there are about 3 acres of usable land and then it goes straight down to the river, and it's located within an historic district.

Mrs. Block asked what the minimal viable lot size would be to make a public works department work. Mr. Warner stated Hebron's new public works requirements are a good example. At least a 5-acre parcel would be needed. A brief discussion followed regarding the use of the town owned Rossi property (not viable).

Mr. Warner stated he has not heard Public Works has been kicking and screaming that they need a new facility. Mrs. Batzner, a Public Works employee, stated it would be nice to have something new, but the current facility works and there are no neighbors calling complaining about the noise, it's other people outside of the area who are complaining. Mrs. Batzner also stated if you live there long enough you become accustomed to the sounds.

A brief discussion followed regarding Jeff Rummel's property on Saybrook Road and the sand pit on Ruddy Ferry Road (ideal spot, but in the wrong location; site is currently under contract). The Commission

also discussed cleaning up the Rossi and Public Works properties (tenants and Public Works understand the need to clean up).

## **12. Adjournment**

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

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner

Recording Clerk

**The next meeting is scheduled for Thursday, 5 January 2023.**