

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
BI-ANNUAL ORGANIZATIONAL MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
THURSDAY, 7 DECEMBER 2023
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Gina Block
X	Scott Brookes, Chairman
X	Michael Farina, Secretary
X	Mike Karam
X	Wayne LePard
X	Tim Teran
X	Edward Wallor, Vice Chairman
X	Alan Chadwick, Alternate
X	Larry Maggi, Alternate
X	Bill Warner, AICP, Town Planner
X	Leon Mularski, Zoning Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Town Planner Calls to Order

Mr. Warner, Town Planner, 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. Town Planner Calls for Nominations

Mr. Warner called for nominations.

Ed Wallor nominated Scott Brookes for chairman and Mike Farina for secretary. Tim Teran second. Mike Farina nominated Ed Wallor for vice chairman. Scott Brookes second. Mr. Warner called for additional nominations. As there were none, he called for a vote and the slate of officers carried unanimously.

MOTION: Ed Wallor moved to approve the slate of officers as nominated. Tim Teran second. Motion carried unanimously.

Congratulations Scott, Ed, and Mike!

5. Review of By-Laws

Mr. Brookes asked if the Commission had been reviewing the by-laws. Mr. Warner stated no, that after the election of officers every two (2) years by the by-laws, the Commission has an opportunity to review them and make revisions. Mr. Warner and Mr. Wallor stated they did believe any changes were needed.

Mr. Brookes stated although he's not in disagreement with Mr. Wallor, he had reviewed the by-laws once, and would like to look them over again. Mr. Brookes asked if this matter could be addressed at another meeting. Mr. Warner and Mr. Wallor stated yes, the by-laws can be reviewed at any meeting and would just need to be added to the agenda. Mr. Warner explained the process of a potential change(s) – cannot be voted on the night it's discussed, but at the following meeting.

6. Public Comments

There were no comments from those members of the public in attendance.

Mr. Teran thanked Mr. Wallor for serving as chairman noting it is not an easy task. Mr. Brookes also thanked Mr. Wallor, Mr. Luisi, and all Commissioners noting that all do the town a service when running for office regardless of party affiliation as everyone has different beliefs on different subjects, but anytime the residents or taxpayers are given a chance of individuals to pick from rather than a monopoly the town is given a service. Mr. Brookes also stated everyone in the room has been on a ballot and it's not easy throwing your hat in the ring. Mr. Brookes applauded all the members present and those from the past.

7. Public Hearing/Public Meeting

There was no public hearing scheduled.

8. Approval /Correction of Minutes

MOTION: Ed Wallor motioned to approve the 19 October 2023 hearing/meeting minutes as submitted. Mike Farina second. Motion carried unanimously.

9. New Business

There was no new business to discuss.

10. Chairman's Report

Mr. Brookes again thanked everyone for electing him as chairman and hopes that his time as town clerk will serve him well. Mr. Brookes also stated that he will be counting on all Commissioners for their assistance and working together.

11. Scheduling of Hearings

Mr. Warner reported that there are no hearings scheduled at this time.

12. Town Planner's Report

Higganum Projects - Mr. Warner reported that there are a number of Higganum projects that will be coming to a head soon. This matter will be discussed under executive session at the Board of Selectmen's (BOS) meeting on Monday, 11 December 2023, and then a presentation of the different projects (Rossi and HES) will be made at a future EDC meeting. Mr. Warner stated the town has developers for both properties. Mr. Warner reviewed pertinent dates pertaining to this matter: Board of Finance (BOF) – no date given, public hearing - Tuesday, 16 January 2024, P&Z for an 8-24 Review/Report – Thursday, 18 January 2024, and Town Meeting – Thursday, 25 January 2024. Mr. Warner stated these projects will transform Higganum Center. Mr. Wallor asked if all of these projects would fall under Special Permit. Mr. Warner stated yes.

Zoning Enforcement - Mr. Mularski reported that everything has been quiet and that he has sent out some blight letters.

2024 Meeting Schedule – Mrs. Batzner distributed copies of the 2024 meeting schedule. Mr. Warner stated in accordance with the by-laws, the schedule indicates two regular meetings per month and is to be filed in the Town Clerk’s Office. Mr. Warner also stated there is nothing constricting the Commission from conducting special meetings.

Training Sessions – Mr. Warner stated the majority of the Commission has completed the three (3) – two (2) hour training videos and some attended the affordable housing component at the Aqua Turf. Mr. Wallor stated he believes everyone should watch the affordable housing link that Mr. Warner had sent in order to stay ahead of Connecticut General Statute (CGS) 8-30g. Mr. Wallor also stated when accessory apartment applications are received they should be deemed as affordable and it should satisfy the state that Haddam is at least attempting to meet the requirements. Mr. Warner stated the Town of Killingworth has been trying that and explained what CGS 8-30g is about. Mr. Chadwick stated in October he had attended the Land Use Academy program held at the UConn Extension Service and recommended that all Commissioners consider doing so next year as it was an excellent seminar. Mr. Teran and Mrs. Block asked if Mr. Warner could either send or present the affordable housing presentation he had conducted previously. Mr. Warner stated yes.

21 December 2023 Meeting – Mr. Warner reported that there is nothing on the agenda at this time. Mr. Brookes stated he would like to see the affordable housing presentation as well as a review of the Plan of Conservation and Development (POCD). Mr. Warner agreed. Mr. Farina stated COVID knocked the town off its path; however, the town is coming back smartly. Mr. Farina stated although the Commission cannot please everyone, he believes everyone on the Commission has one goal and that is of improving the town to the best of their ability.

Plan of Conservation and Development Implementation Committee (PIC) – Mr. Karam stated a new chairman needs to be nominated for PIC. Mr. Warner stated he believes that would be up to PIC to elect their own chairperson. Mr. Wallor stated although PIC is a subcommittee of P&Z, he believes it should be left to the members of PIC to elect a chairman. Mr. Karam stated due to the lack of a chairman, a meeting cannot be called. Mr. Warner stated Bob McGarry, first selectman, came to the conclusion that only the BOS can create a committee and the committee would need to be reappointed. Mr. Warner will follow up on the matter.

Update on Existing Projects – Phantom Brewery and Taino’s – Anticipate opening in April 2024 and partnering with Taino’s. **Scovil** – Interior demolition permits have been issued. Noted the Town is responsible for the environmental remediation and an engineer had to hire an engineer; however, the State felt an engineer was not remediation. After discussion between the Town and the State, it’s been determined that the developer will pay \$30,000 and the Town \$60,000 for the engineering. This is close to being done. Mr. Warner stated the Town will be going out to bid soon for the windows, lead, asbestos, and the roof and in January for the environmental. Hopefully will be completed in April. Mr. Teran asked if the wedding group will be the main tenant. Mr. Warner stated yes.

Mr. Teran asked Mr. Warner if he could put together a primer for those who are less knowledgeable on the town’s projects. Mr. Warner stated on Thursday, 18 January 2024, he will be presenting all of the projects from HES to the town garage. Mr. Warner stated when he added up all the projects – private and public and private/public money (state, local) – it is almost \$42 million in investment.

Higganum Cove – Mr. Teran thanked Mr. Warner for all the work he has done regarding the Cove. Mr. Teran reported that the new overlook at the Cove, installed by Lee Hunter and Brian Babbitt, looks great and recommended people visit the Cove.

13. Adjournment

MOTION: Scott Brookes motioned to adjourn. Ed Wallor second. Motion carried unanimously.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 21 December 2023.