

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT 06438
THURSDAY, 2 SEPTEMBER 2021
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Gina Block
X	Steven Bull, Vice Chairman
X	Michael Farina
A	Jamin Laurenza, Secretary
A	Wayne LePard
X	Dan Luisi
X	Edward Wallor, Chairman
A	Robert Braren, Alternate
A	Alan Chadwick, Alternate
A	Larry Maggi, 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 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

There was no public hearing scheduled.

7. New Business

a. Prohibited Use Review, Renew of Commercial/Industrial Zones in Town

Prohibited Uses – As discussed at their 17 June 2021 meeting, Mr. Warner reviewed the language the Commission felt they would like to see removed – tattoo parlors and sale or dispensation of any form of recreational marijuana (both to be allowed by Special Permit). Mr. Warner asked the Commission if they want more tattoo shops and possibly one marijuana shop in town (chances of getting one is rare; one

shop for every 25,000 people). Mr. Warner stated the Dept. of Consumer Protection is coming out with guidelines sometime before May 2022 when stores can start get licenses.

Mr. Warner reviewed the wording of the law and what the money from the sale of the product might be used for – will probably go to urban areas. Towns are entitled to a 3 percent sales tax (collected by the state and distributed to the towns) and there are very specific restrictions on what money can be used for. After reviewing some estimated calculations, Mr. Warner stated, in his opinion, an additional .079 percent in revenue per year is not a reason to make a potentially significant land use decision. Mr. Warner also stated it would be more problematic to spend based on the restrictions; therefore, it may not be worth having a marijuana store in town. Mr. Warner stated most towns are waiting for the Dept. of Consumer Protection guidance before making a decision. Mr. Warner reviewed those towns who have placed a 12 month moratorium, prohibited outright, or will require a special permit for a marijuana shop. Mr. Warner again asked the Commission if they want to add more tattoo parlors in town as well as a marijuana store; and if so, in which zone – Village District or Commercial Zone.

Using a map, Mr. Warner reviewed the various zones and pointed out potential areas for these uses. Of the eight starred business zones five can be quickly eliminated – Connecticut Yankee (CY), Midway Marina, Island Dock (Hall's Power Equipment and rehab center), Three Oaks (415 Killingworth Road), and GCI property (457 Killingworth Road). Mr. Warner then reviewed the following areas: 1) **North of Higganum Center** – the empty building just north of Dunkin Donuts as well as a commercial building directly across the street, Larry's Garage and the parcel above the garage, the area where the Higganum Veterinary Clinic and the Union Hall are located. 2) **Killingworth Road** – Dino's Plaza (property has recently been purchased; former package store will now be a feed store), Blue Highway and the Dairy Barn, and all other properties are residential even though zoned commercial. 3) **Higganum Center Village District** - HES, Scovil/former State Garage (have a developer), Rossi property (environmentally the town knows what it needs to know, remediation is taking place on four areas of concern and negotiations are taking place on the rest; Greg McKenna is still interested in the front of the parcel for his new building and pharmacy), and infill along Route 81/Killingworth Road. Mr. Warner noted that the installation of the community septic system could change things within the Center and that an engineer has been selected. 4) **Tylerville Village District** – Brookes Court (apartments going in, building permit application submitted), area between Dunkin Donuts and the self-storage (there's potential for development), and 105 Bridge Road/former Eco-Tourism property (apartments). Sidewalks will be installed in the spring and DOT to install rotaries and perform a major rehabilitation project on the Swing Bridge. 5) **Land Swap Parcel** – No wetlands or flood plain, excellent soils, public water, sidewalks along Bridge Road, river views, adjacent to Valley Railroad, eventual connection (walking path) to East Haddam over Swing Bridge, good traffic count and access to Route 9. All the attributes to be a good development, but because of the land swap controversy the opponents have made it very difficult to get that land from the state. However, when you walk the land, there are a lot of invasive species and looks like an old sand pit. What is missing in Tylerville is a park, greenspace, and this parcel would be a good choice for the development of a high end park – walking/biking trails about 2 miles (a good use of the parcel).

Mr. Warner stated the Commission has a choice as to where a tattoo parlor(s) and/or marijuana shop could go – commercial zone and/or village district. Mr. Luisi stated there is already a tattoo parlor in the Higganum Village District. Mr. Warner agreed, but noted that some Commissioners voiced concern that he would have a monopoly. Discussion followed in regard to the number of people who will be moving into Tylerville with Mr. Warner reporting that Elm Tree Partners (Brookes Court) is looking to development 38 additional apartments (townhouses).

Discussion followed in regard to a marijuana shop with Mr. Warner asking if this is something that Haddam needs. Mr. Bull stated he didn't view it as being any different than a liquor store. Mrs. Block stated people do not need alcohol, but there are package stores in town; and if the town is limited to one shop, than she didn't see it as being grossly detrimental to the character to the town. Mrs. Block also stated when she pushed to have the sale of marijuana struck from the prohibited uses list, she was envisioning the store in North Hampton, MA (not selling paraphernalia; all cleanly packaged; no loitering outside; no kids allowed).

Discussion followed in regard to the difference there would be in regulations between marijuana shops and tattoo parlors; that the market would drive the number of tattoo parlors within the town; and tattoo parlors and a marijuana shop would only be permitted by Special Permit in commercial and village districts (one parlor per village).

Mr. Warner reviewed the restrictions the state will allow the Commission to have on a marijuana shop – hours of operation, signage, proximity to religious institutions, schools, charitable institutions, hospitals, and veterans homes and certain military establishments. Mr. Warner advised the Commission to wait until the Dept. of Consumer Protection comes out with their guidelines.

b. Adult Land Use Regulations

Mr. Warner stated most towns regulate adult land uses and noted the Farmington regulations that had been previously sent out for the Commission review. Mr. Warner stated the way in which adult land uses are regulated are based on secondary effects. Mr. Warner also stated because these uses are constitutionally protected, the Commission cannot prohibit them (currently not regulated in Haddam); however, the Commission can regulate it and define it, but it has to be allowed somewhere (find the most remote zone and allow it there). Using a map, Mr. Warner pointed out CY (an I2 Industrial Zone). Mr. Warner recommended that the Commission put Adult Land Uses on the Prohibited Uses list with additional language “with the exception of the I2 Industrial Zone” and reference the Adult Land Use section. Discussion followed.

Recording Clerk’s Note: A copy of the handout is on file in the Town Clerk’s Office and the Land Use Office.

8. Approval/Correction of the Minutes

MOTION: Ed Wallor motioned to approve the 17 June 2021 minutes as submitted. Steve Bull second. Motion carried unanimously.

9. Chairman’s Report

There was nothing new to report at this time.

10. Scheduling of Hearings

There are no hearings scheduled at this time.

11. Town Planner’s Report

Affordable Housing Plan - Mr. Warner reported that the state is requiring the town to prepare and adopt an Affordable Housing Plan (AHP) [to be in place by 30 June 2022]. Mr. Warner stated the town does have the Incentive House Plan (IHP) in the Plan of Conservation and Development (POCD), but it will not cover the requirement. Mr. Warner stated the state has offered \$15,000 in grant money and the town has applied for the funding to develop a plan (would like to bring the strategy of how it will be put together before the Commission). Mr. Warner talked about building on the IHP, the creation of the Housing Opportunity District (HOD) Zone, identified areas, how nothing has happened, and why not. Mr. Warner reported he would like to use the development of the AHP with the Community Septic and how it may help with infill and hire an engineer and/or architect to show how it might build out Higganum Center. Mr. Warner presented a change in the regulations, which the Commission agreed to, and now there is multi-family housing (it’s about density); whereas, the HOD Zone is 10 units per acre which is not dense enough to make it work.

Mr. Wallor stated affordable housing in Haddam is an expensive rent. Mr. Warner stated \$800 for a one bedroom. Discussion followed in regard to the numbers (income, etc.).

Mr. Warner stated currently Haddam's single family zone allows duplexes, therefore, anyone can change a house, by right, to a duplex; but to have an accessory apartment, an owner has to come before the Commission.

Item to be discussed further at the 16 September 2021 meeting.

Accessory Apartments – Mr. Warner briefly reviewed Public Act (P.A.) 21-29 (copy attached) noting the language in red is what the Commission will need to address. Adoption of the new regulations or amendment of existing regulations must be done by 1 January 2023. Mr. Warner recommended the Commission go from 800 to 1,000 square feet. The Commission was agreeable to the increase. Mr. Warner will draft language and the Commission should be able to hold a hearing during the second meeting in October.

12. Adjournment

MOTION: Steve Bull motioned to adjourn. Ed Wallor second. Motion carried unanimously.

The meeting was adjourned at 8:08 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 16 September 2021.