

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 4 MAY 2017
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Vice Chairman
X	Arthur Kohs
X	Michael Lagace
A	Jamin Laurenza, Chairman
A	Wayne LePard
A	Carmelo Rosa
X	Edward Wallor, Secretary
X	Robert Braren, Alternate - Seated
A	Raul de Brigard, Alternate
A	Frank (Chip) Frey, Alternate
X	Liz West Glidden, Town Planner
A	Jim Puska, Zoning Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Bull, vice chairman, called the meeting to order at 7:00 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken and all regular and alternate members were seated.

3. Additions/Corrections to the Agenda

MOTION: Ed Wallor moved to amend the agenda by moving Item #5 - Discussion of Draft Haddam POCD Key Issues, Goals and Policies to Item #9. Steve Bull second. Motion carried unanimously.

4. Public Comments

None.

5. Approval/Correction of the Minutes

MOTION: Art Kohs moved to approve the 20 April 2017 public hearing/meeting minutes as submitted. Ed Wallor second. Motion carried with Mr. Lagace abstaining.

6. Chairman's Report

None.

7. Scheduling of Hearings

18 May 2017 Meeting – Canceled – As there are no applications pending, the Commission agreed to cancel the meeting.

8. Town Planner's Report

Plan of Conservation and Development (POCD) – The next meeting is Tuesday, 16 May 2017, 6:30 p.m., Town Hall, 21 Field Park Drive, Haddam.

Assessment Grant for Scovil Hoe Buildings (former State Garage, Higganum) – Mrs. Glidden reported the grant will allow for an assessment to be conducted which may put the town in place to receive monies for remediation and noted it is not a matching grant. Mrs. Glidden stated the Request for Qualifications (RFQ) will be advertised. Mrs. Glidden also stated the property is still owned by the state and the town is unsure if it wants to acquire it as it's unclear the extent of the contaminants onsite.

Mr. Braren asked if it's a judgment call as to whether the town wants to take on the costs associated with this. Mrs. Glidden stated yes, it would be a judgment call, but the state has two areas of funding for Brownfields sites – former state sites and municipally owned sites – and at this time it's unclear which would be the better source of funding for remediation. Mrs. Glidden stated if the town were to take over the site, it would have better control of what happens there. The Municipal Brownfield Liability Relief Act was explained. Discussion followed in regard to the historic relevance of the buildings and the process to place them on the Historic Registry List (ongoing at this time); what's preventing the state from demolishing the structures (DOT, town, Dept. of Economic and Community Development [DECD], and Historic Trust have talked); motivation for state to demolish buildings (vagrants, vandalism, liability); and the town having the right of first refusal. Mrs. Glidden also stated the town would want to get something in place after the assessment is completed and that everyone would be better off if the site is clean (more marketable).

Mr. Bull asked if the property is within the Village District. Mrs. Glidden stated no, and this would be a good goal to place within the POCD. Discussion followed in regard to extending the Village District boundary further up Candlewood Hill Road to include the blue rental house, Veterans Museum, Community Center, Scovil Hoe Buildings, and Higganum Green. Mrs. Glidden suggested reasons for the proposed change be cited, such as it would be in harmony with the POCD and believe the town has the infrastructure, in order for P&Z's decision to hold up in court, if needed.

9. Discussion of Draft Haddam POCD Key Issues, Goals and Policies

Mrs. Glidden distributed copies of the 2007 Action Agenda and gave a brief overview of what's taken place to date (each organization to have a set of action items to work on). The synopsis of the draft POCD (distributed at the 20 April 2017 meeting) was reviewed. Mrs. Glidden stated it's important for P&Z to come up with four or five action items/projects that the Commission wants to take on over the next five to ten years and are reflected in some of the community goals that have been identified.

Mrs. Glidden noted two goals from the 2007 plan were affordable housing (addressed) and a new zone for Tylerville (should be continued). Other potential goals could be 1) the expansion of the Village District to include the Scovil Hoe Buildings and 2) Industrial Park zoning (is there a need and if so, address it).

Mr. Bull stated there will be a concerted effort to make all the commissions/boards review their action items on a yearly basis and submit a progress report. Mrs. Glidden stated the unexpected will still arise, but when things are quiet, there will be a "to do list".

The Commission reviewed the draft POCD Key Issues, Goals and Policies document:

Higganum - Mrs. Glidden stated the Commission has accomplished the establishment of Design Guidelines and reviewed the Goals as listed in the draft document. Mr. Bull reviewed two action items he had: 1) Scovil Hoe Buildings – zone to allow makerspaces, retail, senior housing. Mrs. Glidden stated the point of the Village District is to have small commercial nodes and would like to make sure if these structures are rezoned to Village District the town is not restricting one person to come in and do a Thornes Market, Velvet Mill, or food stalls. Mr. Bull stated the Commission would have some say as to what goes into the structures in order to control the development. 2) Encourage development of the

former Hutch property and the residential (rental) property abutting the former Hutch. Discussion followed in regard to Tony Salamone's property, relocating the town garage, and the Rossi property. 3) Find property to relocate town garage. 4) Pedestrian Plan to Connect Center with Higganum Cove, Reservoir, and Connections. Mrs. Glidden stated there are a couple of pedestrian gaps and there needs to be an audit of some kind.

Tylerville – 1) Develop zoning regulations. 2) Pedestrian Plan – Connect Route 154 with East Haddam. Briefly discussed pedestrian walkway on Swing Bridge (expensive) and a Transportation Alternatives Grant (federal program) – Regional Planning Agency is supporting Haddam who will receive a \$1.6 million for sidewalks (have not received funding as of yet) and there is a 20 percent match (\$320,000). 3) Installation of water. 4) Encourage public gathering areas (small pocket parks) – potentially near Routes 82 and 154 and by the river.

Mrs. Glidden reported the Sibley property, 95 Bridge Street, is for sale which means from the Botelle property, 81 Bridge Street, to the former state garage, 105 Bridge Street, (Center Plan, current owner) is either for sale or vacant at this time. Mrs. Glidden reported there has been an inquiry as to how the town would feel about a Dollar General being placed on the 95 Bridge Street property. Mr. Kohs asked if the majority of the structures in the Swing Bridge Plaza are vacant. Mrs. Glidden stated yes.

Mrs. Glidden discussed a comment made by Chris Ferraro, Fuss and O'Neill, in regard to acquiring the hill next to the Merchant House to potentially create a community space – hiking, picnicking, and illuminating the hillside. A brief discussion followed in regard to the inability for pedestrians to cross Route 154 if a rotary is installed.

Haddam Center – Mr. Wallor suggested using the Jail for some type of tourism. Mrs. Glidden reported the town currently has a reuse and planning grant for DECD similar to the Scovil Hoe assessment grant. 1) Enhance/repair existing sidewalks with historical lighting and illumination of town buildings.

Mrs. Glidden spoke about a Wayfinding Campaign for people to locate specific areas. A brief discussion followed in regard to trimming/removal of the trees around the Town Hall in order for the building to be seen from Route 154.

Mr. Kohs suggested encouraging the Essex Stream Train coming further into Haddam. Discussion followed in regard to the condition of the tracks and trestle bridges.

Haddam Neck – 1) Maintain rural non-commercial nature of the community. 2) Maintain the fairgrounds and support the continuation of the fairgrounds through good zoning. 3) Investigate current zoning of Connecticut Yankee (CY) property.

Small Commercial Areas – 1) Commercial Corridor Zone along Route 81 (Dino's, New Image, HK Dairy, gas station). 2) Continue to develop and rezone Route 81 (Little City to Route 9) as an Industrial Park. 3) Identify property for industrial. Discussed contractor's yards, storage of materials (mulch, etc.).

Greenways, Forests, and Wild Places – 1) Create Open Space zoning classification for property owned by the state and by the town and land that is permanently conserved.

10. Adjournment

MOTION: Art Kohs moved to adjourn. Ed Wallor second. Motion carried unanimously.

The meeting was adjourned at 8:23 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner, Recording Clerk

The next meeting is scheduled for Thursday, 1 June 2017.