

**TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
PUBLIC MEETING/HEARING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
THURSDAY, 15 JUNE 2017  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Steven Bull, Vice Chairman (7:05 p.m.)
X	Arthur Kohs
X	Michael Lagace
X	Jamin Laurenza, Chairman
X	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	Lizz Milardo, First Selectman (7:52 p.m.)
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Laurenza, 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**

Mrs. Glidden reported Item #8 - Mill Creek Landing, Extension to Previously Approved Subdivision, was added. Mrs. Glidden noted that the revised agenda was posted in the Town Clerk's Office and on the Town's website.

**4. Public Comments**

None.

**5. New Business**

None.

**6. Public Hearing/Public Meeting:**

**A Site Plan Modification for a Change to the Pond Design to Increase Length of Pond and Decrease Height and Location of Retaining Wall, Revised Site Plan for As-Built Location of Building, Moved Parking to be in Front of Building for Commercial Building at 201 Saybrook Road, which is Shown on Tax Map 05 Lot 057.**

Chris Bell, engineer, representing Mr. Vynalek, and Ralph Vynalek, owner, were present.

**Hearing:** Mr. Bell reported the plan has been previously approved with a couple of modifications with the last one being in 2011. Mrs. Glidden stated the last approval was 2013. Mr. Bell stated the modified plan reflects the location of the building (moved slightly by ten feet) and the parking (moved to front of building as requested by the Planning Dept.). Mr. Bell also reported the traffic circulation is identical, landscaping is basically the same as far as the islands and grass areas, and the reserve parking picked up a couple of spaces that were lost in the front.

Mr. Bell reported due to Mr. Vynalek wanting to lower the 14 foot high retaining wall to five or six feet, the pond has been lengthened to bring back the slope and get the same amount of volume. Mr. Bell stated this is a more cost effective use of the pond area. Mr. Bell noted the man made groundwater pond was originally built without a permit and under a Cease and Desist in 1992. Mr. Bell also stated the pond was retained to add in the drainage analysis to eliminate a lot of extra water running down onto the building and parking area. Mr. Bell noted the change in plan was approved by the Inland Wetlands Commission on 06/12/2017 and reviewed by Jacobson and Associates with all comments addressed.

Mr. Bell stated due to the existing grading, they do not have a need for a small grade wall in back of the parking. Mr. Bell also stated because of the change in storm drainage a catch basin structure rather than a manhole will be used eliminating a lot of the extra grading in the area. Mr. Bell pointed out the reserve parking area and noted the handicapped spaces have been brought up to current code (changed 10/01/2016) allowing a more reasonable approach to the van vehicle space.

Using the plan, Mrs. Glidden stated on the original 2005 plan the retaining wall went all the way around and was taller. Mr. Bell disagreed. After some discussion, Mr. Bell agreed with Mrs. Glidden that the wall was continuous and taller. Mrs. Glidden stated Inland Wetlands has given approval to change the shape of the pond. Mrs. Glidden asked if the reconfiguration of the pond doesn't require as tall a wall. Mr. Bell agreed.

Mrs. Glidden stated when the building was constructed it was in a slightly different location than what the plan had shown. Mr. Bell agreed. Mrs. Glidden stated she's happy to see the parking where it is, but did not request the parking be moved. Mr. Bell disagreed and stated he doesn't think the parking in the front is a good idea. Mrs. Glidden stated during a site visit, Mr. Vynalek had stated it would make more sense to have the parking in the front. Mr. Vynalek stated yes. Mr. Bell stated he was unaware of that.

Mrs. Glidden stated she has a plan for the plantings and doesn't have a problem with the parking or building location. Mrs. Glidden has requested a schematic or cross section of the light, but it has not yet been received. Mrs. Glidden encouraged the Commission to require landscaping on the top of the wall moving back. Mrs. Glidden stated a cross section of the wall is not on file and she would like to see that be a part of the plans (an engineered as-built as to how the wall was constructed). Mrs. Glidden noted the wall behind Dunkin Donuts is different from what's behind the new structure.

In regard to the wall, Mr. Bell stated he has spoken to and written a letter to Gary Vivian, Building Official, in how to proceed from here. Mr. Bell showed the plan used to build the wall behind Dunkin Donuts which was signed by a professional engineer from the manufacturer back at that time (town has copy). Mr. Bell stated he did not provide a plan for the wall signed by a professional engineer from the manufacturer with this submittal due to the wall being the same wall from the same manufacturer only slightly shorter in height. Mr. Bell agreed to submit a stamped plan as part of the as-built and will place a note on the plan. Discussion followed with Mr. Bell stating he witnessed the construction of the wall and will sign an affidavit. Mrs. Glidden stated she would like this information to be a sheet on the plan. Mrs. Glidden asked the Commission not to give a conditional approval until the plans are fully complete.

Mr. Bull apologized for being late; and asked Mr. Bell what promoted the change. Mr. Bell explained. Mr. Bull asked if the wall was already built at the lowered height. Mr. Bell stated yes, with no approval. Mrs. Glidden stated one of the challenges with this site is that the applicant has historically come in with site plans, but has made changes in the field; therefore, site plans and actual construction are not one and the same. The wall is an after-the-fact approval.

Mr. Braren asked Mr. Bell if there will be more berming around the pond. Mr. Bell stated there will be less berming around the pond as it has been made longer to get the same amount of volume needed. Mr. Braren asked Mr. Bell if he was trying to handle it all in the grading v. the wall. Mr. Bell stated yes. Mr. Braren asked if the manufacture's engineer is going to stamp the detail and a similar detail will be on the as-built that will be stamped by Mr. Bell. Mr. Bell stated yes. Discussion followed.

Mrs. Glidden stated there should be landscaping on top of the wall from the new point north. Mr. Bell stated it would have to be low rooted landscaping according to DEEP's advice on pond construction.

Mr. Bull asked if Jacobson and Associates had weighed in on this matter. Mrs. Glidden stated Jacobson and Associates has weighed in on the pond reconstruction (comments have been addressed at the Inlands Wetlands meeting and it was approved). Mrs. Glidden also stated Jacobson has not looked at the site plan in its entirety. Mr. Bull asked if that will happen. Mrs. Glidden stated it can. Mr. Bell stated the plan was submitted in its entirety, but they looked at the Wetlands application and the buffer which encompasses the entire site.

Mrs. Glidden recommended the hearing be left open to allow Mr. Bell to provide revised plans and meet again on 07/20/2017. Mrs. Glidden will hand deliver a set of plans to Jacobson and Associates for review. Mr. Bell is to provide plans for the interior site lighting. Mr. Bell stated he showed lighting poles and lights on the plan and Mr. Vynalek would like to do the remaining lighting off of Eversource light poles on the road. Mr. Vynalek stated he has one pole with a light on it that the Commission already approved. Mrs. Glidden asked Mr. Vynalek how he plans to light the parking lot. Mr. Vynalek stated he already has one light and will add another one just like it. Discussion followed in regard to there being lights on the building, but no free standing lights (not necessary according to Mr. Vynalek). Mr. Laurenza asked the location of the Eversource light. Using the map, Mr. Bell pointed out an approximate area (toward the northern end of the property). Mr. Bull asked if it was a classic streetlight. Mr. Vynalek stated yes. Since Mr. Vynalek had previously mentioned that it's dark around the back of Dunkin Donuts and they had been robbed (went through the back door), Mr. Laurenza asked Mr. Vynalek if he would like to install a light to the rear of the property. Mr. Vynalek stated there will be lights on the building. Mrs. Glidden stated Mr. Bell will need to provide the engineered cross section of the wall and landscaping on the wall; and if a pole light is going to be used, it will also need to be added to the plan.

Mr. LePard asked the pond surface elevation. Mr. Bell stated 74. Mr. LePard asked if the road elevation was 79. Mr. Bell stated yes. Mr. LePard asked the elevation of the wall. Mr. Bell stated 68 near Dunkin Donuts to 66 at the other end. Using the map, Mr. Bell pointed out the contours. Mr. LePard asked if the contours come on top of the wall or below the wall. Mr. Bell stated the contours are just behind the wall. Discussion followed in regard to the slope (2 to 1) and meadow grass being planted (no intent to mow).

Mr. Bull voiced concern over the lighting and the lack of concern by the Commission. Mr. Bull talked about the lighting at Dunkin Donuts not being overly attractive. Mr. Bell stated the existing Eversource pole with the Cobra head light is slightly off from where it's shown on the plan. Discussion followed in regard to the inconsistency of lighting between the two properties, security lights on the building, the possibility of not needing the second light, and allowing the Commission and Mr. Bell time to look at the lighting situation before the next meeting. Mr. Vynalek stated the light will help with his insurance (security). Mrs. Glidden asked Mr. Bell to provide a detail of the Cobra light that is being proposed.

**MOTION:** Steve Bull moved to continue the public hearing in order to obtain additional information until Thursday, 20 July 2017, at 7:00 p.m., Town Hall, 21 Field Park Drive, Haddam. Ed Wallor second. Motion carried unanimously.

**Hearing/Meeting continued to Thursday, 20 July 2017.**

**7. Acceptance of Land in Conformance with State Statute 8-24 for Property to be Conveyed to the Town of Haddam from the State of Connecticut. Said Lands are Described as a Portion of Parcel 1-RR, Having an Area of Approximately .6 acre, Identified as "Parcel 1. Area=26,0000 Sq. Ft. ±" on a Map Entitled "New York, New Haven & Hartford Railroad, Office of Engineer – Real Estate,**

**Haddam, Conn., Land to be Conveyed and Easement to be Granted to County of Middlesex, Scale: 1 In.+50 Ft., June 1959” that is on File in the Haddam Town Clerk’s Office, filed September 29, 1959, and (B) a 10 Foot Easement to Drain to the Parcel Identified as “Parcel 2. Area=12,800 Sq. Ft.”**

Using a map, Mrs. Glidden pointed out the parcel and reported that when the Jail was conveyed to the town in 2005 a number of different lots were conveyed amounting to 56 acres (Jail, small parcel across the street from the Jail, and Great Hill ballfields); however, it did not include this parcel. Mrs. Glidden stated the leaching fields for the Jail are located on this parcel and the town has asked the state to convey this piece to the town as it should have been included in the original conveyance. Mrs. Glidden also stated this has been done in a conveyance bill two weeks ago and is waiting to be signed. Mrs. Glidden stated when the Jail is redeveloped, the parcel will continue to be used for the septic system.

**MOTION:** Jamin Laurenza moved to approve a report to the Board of Selectmen that supports the acceptance of this parcel as part of a conveyance known as the Middlesex Jail. The subject parcel which lies due west of the railroad tracks is the parcel that contains the leaching fields and septic system of the Middlesex Jail. Said report is pursuant to Section 8-24 of the Connecticut General Statutes. **Conditions:** None. **Exhibits:** 1. Text of HB 7278. 2. Parcel map from GIS. 3. 1929 Vol. Map. Ed Wallor second. Motion carried unanimously.

**8. An Extension to a Previously Approved Subdivision Title Mill Creek Landing, Which was Subdivision Approved on June 8, 2008 and Subject to PA 11-05, and was Recorded as Map #3135 in the Town of Haddam Land Records. This Subdivision is Located at the Intersection of Plains Road and Saybrook Road and is Shown on Tax Map 30, Lots 18, 18-1 and 18-2.**

Using a map, Mrs. Glidden pointed out a subdivision at the intersection of Route 154 and Plains Road (approved in 2008). Mrs. Glidden explained Public Act 11-05 allowing any subdivision approved between 2007 and 2011 to get an automatic nine years. Mrs. Glidden stated the reason for the extension being triggered is because there are public improvements proposed for one of the lots.

Mr. Bull stated the Commission did something with a conservation easement on the subdivision. Mrs. Glidden stated the easement is recorded. Mr. Bull asked if anything has changed with Mrs. Glidden responding no.

**MOTION:** Jamin Laurenza moved to approve an extension of a subdivision known as Mill Creek Landing, that was approved on June 4, 2008 and was extended for a period of nine years by P.A. 11-05. Said extension shall be for a period of five additional years and the new expiration date will be June 4, 2022. The site plan for the three lot subdivision is recorded as map 3135 in the Town of Haddam Land Records. **Conditions:** None. **Exhibits:** 1. Map #3135 as recorded in the Town of Haddam Land Records, drawn by Warren Surveying and dated October 2007. Ed Wallor second. Motion carried unanimously.

**9. Approval/Correction of the Minutes**

**MOTION:** Jamin Laurenza moved to approve the 4 May 2017 meeting minutes as submitted. Ed Wallor second. Motion carried unanimously.

**10. Chairman’s Report**

None.

**11. Scheduling of Hearings**

**6 July 2017 Meeting – Canceled.**

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

**Plan of Conservation and Development (POCD) Workshop – Update** – Mrs. Glidden reported the 07/08/2017 workshop went well. A brief discussion followed in regard to the time line and whether the amended document would be approved before the municipal election in November.

The POCD Committee will be meeting on Tuesday, 27 June 2017, 6:30 p.m., Town Hall, 21 Field Park Drive, Haddam.

**Middlesex Jail – Public Presentation** – The Building Committee and Fuss and O'Neill will be making a public presentation on the assessment and reuse of the Jail on Thursday, 29 June 2017, 6:30 p.m., Community Center, 7 Candlewood Hill Road, Higganum.

**Tylerville Water – Open House and Presentation** – Wednesday, 21 June 2017, Fire Station #1, Community Room, 439 Saybrook Road, Higganum – open house, 6:00 p.m. and presentation, 7:00 p.m. Mrs. Milardo reported the town is not being asked to pay for anything with the state willing to fund it. Mrs. Milardo stated the only thing the town does need to worry about is fire suppression and the fire department is looking to install four hydrants (funding will come out of \$500,000 STEAP Grant from 2011).

## **13. Adjournment**

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

The meeting was adjourned at 8:04 p.m.

Respectfully Submitted,  
*Bunny Hall Batzner*  
Bunny Hall Batzner, Recording Clerk

**The Thursday, 6 July 2017 meeting has been canceled.**

**The next meeting is scheduled for Thursday, 20 July 2017.**