

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 2 JANUARY 2020
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Gina Block
A	Steven Bull, Vice Chairman
A	Michael Farina
A	Jamin Laurenza, Secretary
X	Wayne LePard
X	Dan Luisi
X	Edward Wallor, Chairman
X	Robert Braren, Alternate - Seated
X	Alan Chadwick, Alternate - Seated
X	Larry Maggi, Alternate - Seated
X	Bill Warner, AICP, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Wallor 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 members, Mr. Braren, Mr. Chadwick, and Mr. Maggi, were seated.

4. Additions/Corrections to the Agenda

The Commission approved the agenda as submitted.

5. Public Comments

There were no comments from the public in attendance.

6. Public Hearing/Public Meeting

There was no public hearing scheduled.

7. New Business

a. A 90 Day Extension on Planning and Zoning Approval from October 3, 2019 for Property on Park Road/Park Road Extension, Lot 11/1/B, Map 30. Applicant: Bruce Mazzotta.

Mr. Warner reported a Mylar for a subdivided property needs to be filed in the Town Clerk's Office within 90 days of the approval and that the statutes and the regulations allow for a 90 day extension. Mr.

Warner stated most people like to delay the filing because as soon as the Mylar is filed it becomes a taxable lot and Mr. Mazzotta is waiting to get closer to the closing before doing so.

Mr. Wallor reported that he had reviewed the 3 October 2019 minutes pertaining to the original approval and the matter seemed to be cut and dry at that time and saw no problem with the request.

MOTION: Wayne LePard motioned to approve a 90 day extension on Planning and Zoning Approval from October 3, 2019 for property on Park Road/Park Road Extension, Lot 11/1/B, Map 30. Applicant: Bruce Mazzotta. Dan Luisi second. Motion carried unanimously.

b. An Amendment to Section 7B Tylerville Village District to Allow Multi-Family Residential Properties – Only to Schedule Public Hearing in February. Applicant: Lisa Wadge/DBP, LLC

Mr. Warner reported that this matter is scheduled for public hearing, Thursday, 6 February 2020. Mr. Warner stated the reason for the delay in hearing this matter is due to the property being within the Gateway Conservation Zone and the Gateway Commission will be discussing the matter at their Monday, 27 January 2020, meeting.

Mr. Wallor asked what Ms. Wadge would like to have changed. Mr. Warner stated Ms. Wadge would like to have multi-family housing allowed within the Tylerville Village District Zone (currently is not allowed; only allows for single family homes).

Mr. Maggi asked which property of hers' she is requesting this for. Mr. Warner stated it's not specific to the property, but Ms. Wadge would like to construct multi-family on Brookes Court.

Mrs. Block asked if there was a difference in definition between multi-family and apartment housing. Mr. Warner stated from a zoning point of view it's apartments and condos.

Mr. Maggi asked if that would have to go before Gateway too. Mr. Warner stated it does.

Mrs. Block asked if apartments aren't currently allowed. Mr. Warner stated Ms. Wadge received approval for a conceptual for 90 units on Brookes Court under the Housing Opportunity District (HOD); and under the HOD, 25 percent of the units have to be affordable. Mr. Warner clarified that Ms. Wadge is looking for market rate apartments and this is currently not allowed unless you use the mixed use regulation for every building with 25 percent being commercial.

8. Approval/Correction of the Minutes

MOTION: Ed Wallor motioned to approve the 2 January 2019 Public Hearings and Meeting minutes as submitted. Wayne LePard second. Motion carried unanimously.

9. Chairman's Report

PIC – Annual Report – Mr. Wallor reported that he would like to receive PIC's report at P&Z's next meeting (16 January 2020). Mr. Wallor will confirm with Mr. Bull, chairman of PIC, that the report will be ready. Mr. Warner will place this matter on the agenda.

10. Scheduling of Hearings

There are no hearings scheduled at this time.

11. Town Planner's Report

Projects in Progress Report and Projects Status Summary, Nathan L. Jacobson & Associates

– Mr. Warner reported that he had met with Bob McGarry, First Selectman, and Jeff Jacobson, Engineer, Nathan L. Jacobson & Associates. The reports are merely for general information and the Commission has nothing to act upon. Copies on file in the Town Clerk's Office.

Building Permit Report – Mr. Warner reported that in November and December, the town has permits that total \$533,901.20 in construction activity.

WFS Earth Materials – Mr. Warner reported that he had a meeting on Tuesday, 31 December 2019, and they are closed and a sign should have been put up indicating that it. Mr. Wallor stated there was minimal activity there today. Mr. Warner stated from 31 December 2019 they have nine months to regrade the site, spread the topsoil, and reseed it to restore the site. The problem Mr. Anderson is facing and he may come before the Commission to talk to you about options, is while on site looking at the grading plan and the most recent aerial photograph the current grading is 15 feet higher than where he's supposed to be. There is a tremendous amount of material that would have to be removed to reach the final grading plan that was part of the Stipulated Agreement. Mr. Warner stated the grading plan would have to be reworked.

Mr. Warner stated for the last six years, Mr. Anderson was allowed to remove from the site 200,000 cubic yards of material and he never reached 100,000 cubic yards. A brief discussion followed. The business is done and the neighbors are happy (received three calls on 12.31.2019).

Temporary Vegetable Stand – Mr. LePard asked which agency within the town hall should be contacted in regard to putting up a temporary vegetable stand on personal property (permission granted by property owner). Mr. Warner stated he would be the contact.

12. Adjournment

MOTION: Wayne LePard motioned to adjourn. Dan Luisi second. Motion carried unanimously.

The meeting was adjourned at 7:13 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 16 January 2020.