

**TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
THURSDAY, 21 FEBRUARY 2019  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Gina Block
X	Steven Bull, Vice Chairman
X	Michael Farina
X	Frank (Chip) Frey
A	Jamin Laurenza, Chairman
X	Wayne LePard
X	Edward Wallor, Secretary
X	Liz Bazazi, Alternate
A	Robert Braren, Alternate
X	Sam Todzia, Alternate - Seated
X	Bill Warner, Town Planner
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. Pledge of Allegiance**

The pledge was recited.

**3. Attendance/Seating of the Alternates**

All regular members as well as alternate member, Mr. Todzia, were seated. Mr. Bull welcomed Liz Bazazi as a newly appointed member, who is replacing Diane Stock who recently resigned.

**4. Additions/Corrections to the Agenda**

There were no additions/correction to the agenda.

**5. Public Comments**

There were no comments from the public in attendance.

**6. Public Hearing/Public Meeting**

**A) Special Permit Application for an 800 Square Foot Accessory Apartment above a New Garage.  
Located at 420 Hidden Lake Road, Higganum, CT, Map 72A3, Lot 45**

Chris Porriello, applicant, was present.

**Hearing:** Mr. Bull opened the hearing at 7:03 p.m.

Mr. Porriello stated that he will be purchasing the property from Cindy and Philip Porriello and noted that due to their being out of the state, he was asked to attend.

Mr. Warner reported that this is a house that has been incomplete for quite some time. There is another older house on the property and that will be demolished. The house that is already framed will be completed with a garage built next to it and above the garage there will be an attached 800 square foot accessory apartment. The apartment will be attached by a seven foot breezeway from the house. Mr. Warner stated the 800 square feet meets the regulations and that a Certificate of Occupancy (CO) cannot be issued until the old house has been demolished.

Mr. Porriello reported the purpose of the apartment is to provide a place for his parents to live nearby while providing some privacy for both parties.

Mr. Bull asked if the apartment shared a common wall. Mr. Warner stated it has a breezeway and a roof. Mr. Porriello stated that it will be fully enclosed. Mr. Warner stated that the town doesn't have any regulation on how much of an attachment constitutes an attachment.

Mr. Frey asked if any variances are required for taking down or adding buildings. Mr. Warner stated no, but he will need a new building permit to bring the structure up to the new codes as the original permit was issued in 1996 and a demolition permit to take down the old house.

Mr. Wallor asked if the septic system was o.k. Mr. Bull also asked about the septic system and the wetlands. Mr. Warner stated there are no wetlands and the septic system will go through with the building permit process. Mr. Porriello noted that a new 1,250 gallon septic system tank was installed in 2004 and was put in through the 1996 permit.

Looking at the construction drawings, titled "420 Hidden Lake Road, Higganum, CT 06441, Drawn by: PNP, Dated 1-28-2019", Mr. LePard asked if there was an elevator being proposed or if it was a stairway. Mr. Warner stated the area in question is just a landing after going up the stairs. Ms. Block also asked questions regarding the drawings. Mr. Warner stated more detailed building plans will be required for the building permit.

**MOTION:** Steve Bull moved to close the public hearing at 7:08 p.m. Ed Wallor second. Motion carried unanimously.

**Meeting: MOTION:** Steve Bull moved to approve a Special Permit application for an 800 square foot accessory apartment above a new attached garage. Located at 420 Hidden Lake Road, Higganum CT, Map 72A3, Lot 45. Conditions: None. Ed Wallor second. Motion carried unanimously.

**B) Special Permit Application for a 460 Square Foot Accessory Apartment in an Existing Detached Building. Located at 188 Injun Hollow Road, Haddam (Haddam Neck), Map 12, Lot 16-1**

Dick Winslow, Winslow Custom Building, applicant, and Chris Peterson, owner, were present.

**Hearing:** Mr. Bull opened the hearing at 7:11 p.m.

Mr. Peterson stated the building is an existing structure and at one point had been used as dwelling (has existing plumbing and electric). Mr. Peterson stated that he proposes to renovate the structure for his elderly mother to allow her to live closer to family.

Mr. Frey asked if the structure was an existing guest house. Mr. Peterson stated yes. Mr. Frey also asked if there were separate utilities with the house – electric or gas meter. Mr. Peterson stated not currently. Mr. Winslow stated it will all be feedback to the main house. Mr. Peterson stated that's how it was originally. Mr. Bull asked Mr. Warner if the utilities have to run off the main house. Mr. Warner stated no, Haddam does not require it.

Mr. Warner asked Mr. Peterson if the guest house is gutted inside. Mr. Peterson stated it's been empty for a while. Mr. Warner stated they could have argued that the structure was pre-zoning; however, it's cleaner to go through the process and having on record that they have approval for an accessory apartment. The proposal satisfies the regulations as they have over two acres (Mr. Peterson indicated close to four acres).

Mr. Frey asked if the 460 square feet was the entire building or if only a partial of the structure will be finished. Mr. Peterson stated it's the entire building.

Mr. Wallor asked if the septic system and well are all tied into the building. Mr. Peterson and Mr. Winslow stated yes, at one point. Mr. Peterson stated when they purchased the house last year, they elected to plug it back in. Mr. Warner stated that could be a challenge as a detached structure needs state approval to tie in the septic and well; unless, it can be proved that it was historically done and continued. Mr. Peterson stated he believes it was historically that way. Mr. Warner stated that would be part of the review process for the building permit. Mr. Wallor asked about permits. Mr. Warner stated the health district will have to sign off on it when the building permits are applied for.

Mr. Frey asked if the property falls within the Gateway Zone. Mr. Warner stated it probably does, but doesn't fall within their jurisdiction. Mr. Frey asked Mr. Peterson if the property is within 1,000 feet from the river. Mr. Peterson stated he didn't believe so. Mr. Frey noted that he and Mr. Farina were representatives on the Gateway Commission.

**MOTION:** Steve Bull moved to close the public hearing at 7:17 p.m. Ed Wallor second. Motion carried unanimously.

**MOTION:** Steve Bull moved to open the meeting at 7:17 p.m. Ed Wallor second. Motion carried unanimously.

**Meeting: MOTION:** Steve Bull moved to approve a Special Permit application for a 460 square foot accessory apartment in an existing detached building. Located at 188 Injun Hollow Road, Haddam (Haddam Neck), Map 12, Lot 16-1. Conditions: None. Ed Wallor second. Motion carried unanimously.

## **7. Approval/Correction of the Minutes**

**MOTION:** Ed Wallor moved to approve the 7 February 2019 Public Meeting minutes as submitted. Chip Frey second. Motion carried with Mr. Todzia abstaining.

## **8. Chairman's Report**

Mr. Bull had nothing new to report at this time.

## **9. Scheduling of Hearings**

**7 March 2019** – Conservation Zone.

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

**Mill Creek Landing Subdivision, Intersection of Saybrook and Plains Roads** – Mr. Warner reported that across from Spencer's Shad Shack, there is an eleven acre parcel that has been up for sale and was recently purchased by Jeff Rummel. Approval for the three (3) lot subdivision was granted 4 June 2008 and an extension granted 15 June 2017. Mr. Rummel is currently clearing the property and put in some gravel for the driveway. Mr. Warner noted that he stopped to view the site today.

**CrossFit, 66 Killingworth Road** – Mr. Warner reported that he has received two noise complaints and is expecting two additional complaints. Mr. Warner stated that he has done some research regarding the matter and there was some discussion in July 2018, but it appears as if there was no conclusion to the matter. Mr. Warner stated additional research is required. Mr. Bull and Mr. Wallor noted that the town does not have a noise ordinance.

**Conservation Zone** – Mr. Warner reported that he has mailed letters to the Board of Education (BOE), the Haddam Land Trust, and Rak Realty (as they hold an interest in the school property) informing them of the potential of a zone change to the property. Received an email from Joanne Nesti, BOE Chairman, who has asked that the Commission consider an alternative date for their public hearing as the BOE will be holding a joint meeting with the Boards of Selectmen (BOS) and the Boards of Finance (BOF) from Haddam and Killingworth on the same night to review the proposed 2019-2020 budget and some of the participants of the joint meeting may want to attend the hearing. A brief discussion followed in regard to how the Commission would like to handle the matter: 1) open the hearing and immediately continue it or 2) move ahead as planned. The Commission decided to hold the hearing as scheduled and those who are unable to attend the hearing can provide written testimony.

Mr. Frey spoke in regard to commission members recusing themselves if there is a conflict of any sort; however, they have the right to discuss the matter through public comment and/or the public hearing process as discussed at a training session by UConn. Mr. Wallor stated a recused individual can speak during a hearing.

Mr. Warner stated that the only items on the 7 March 2019 agenda concern the Conservation Zone and the properties that are proposed to be placed in this zone. Mrs. Batzner asked Mr. Warner about the change in meeting location. Mr. Warner stated that due to a scheduling conflict, this meeting/hearing will be held at the Community Center, 7 Candlewood Hill Road, Higganum, 7:00 p.m.

## **11. Adjournment**

**MOTION:** Ed Wallor moved to adjourn. Chip Frey 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, 7 March 2019.**

**PLEASE NOTE CHANGE IN MEETING LOCATION FOR THIS MEETING:**

**COMMUNITY CENTER,**

**7 CANDLEWOOD HILL ROAD, HIGGANUM.**