

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

**ATTENDANCE**

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

**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**

No public hearings were scheduled at this time.

**7. New Business – CGS 8-24 Review – Easement Lot 7 and 12 Silver Springs Drive**

Dan Ursini, owner, was present.

Mr. Ursini reported that he purchased from the Town of Haddam, Lot 12 with a driveway already cut in; however, when the lot was surveyed, approximately two-thirds (the beginning of) the driveway is not on

his lot, but on Lot 7 which is designated open space (2+ acres). Mr. Ursini stated it appears as if the developer was planning on a shared driveway between Lots 12 and 7, as there are perc test holes on Lot 7.

Mr. Ursini stated his only option is to install a second driveway immediately next to the existing driveway and in that case he would need to remove over 35 trees with six to seven of those trees being over 100 years old. Mr. Ursini noted that a portion of his lot is a conservation easement. Mr. Ursini stated obviously, it would be a large financial obligation to remove a large quantity of trees and the trees were one reason why he purchased the lot; also, he would need to go through the conservation easement and would prefer not to when there's a perfectly good existing driveway.

Mr. Ursini displayed an As-Built and a Driveway and Utility Easement map, dated 2 February 2019, as prepared by Paul Stowell, Land Surveyor, McMinn Associates, Land Use Consultants, Milford. The Commission reviewed the two maps and clarified future house location, wetlands, conservation easement, and Lot 7 being designated as "Town of Higganum Open Space". Mr. Warner stated on the subdivision map, Lot 7 is shown as a building lot and not as open space; and that P&Z did not approve the lot as open space. Discussion followed at length with Mr. Ursini showing photos of the driveway on his cell phone, that there were no surveys available when the property was sold by the town, Mr. Ursini's mapping referencing October 24, 2003 in regard to the open space, and the driveway already having been approved as a common driveway.

Mr. Wallor stated he believes the Commission had approved this driveway approximately a year or so ago. Mr. Laurenza and Mr. LePard stated they agree. Discussion followed in regard to the approval potentially being for Jason Morin or Louis D'Amico.

Mr. Warner recommended the Commission approve the 8-24 report and have it go before the Board of Selectmen whether a previous approval was granted (not on the land records) or not.

**MOTION:** Jamin Laurenza motioned to issue an affirmative Connecticut General Statutes Section 8-24 report regarding the town's issuance of an access easement over town owned Lot 7 Silver Springs Drive to Lot 12 Silver Springs Drive to allow Lot 12 to utilize the existing driveway on Lot 7. Ed Wallor second. Motion carried unanimously.

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

Mr. LePard stated that Peter Baird had sent an elaborately worded email to the Board of Education (BOE) and quoted in the email some of the information from the minutes and that the minutes are not the same. Mr. LePard stated at one point he believes Attorney Bamonte, in his rebuttal, stated that one of the things they would like to do is put in one and two family houses in the area that the P&Z is calling conservation land and that he does not see that wording within them minutes. Mr. Laurenza stated he believes the attorney said "taking away our ability to" and that he was going through a list of what's allowed in a residential zone v. a conservation zone. Mr. LePard agreed, but stated his point is that Mr. Baird referred to it and believes the P&Z's minutes should reflect it. Mr. LePard stated he wants the detail of what the lawyer said rather than what the minutes currently imply.

Mr. Laurenza asked if Mr. Baird had asked for a copy of the audio with Mrs. Batzner responding no and that he was not in attendance at the hearing. Ms. Bazazi stated the meeting was taped by somebody else.

Mr. Bull stated if the Commission wants to make the attorney's comments verbatim, then Mrs. Batzner needs to be allowed time to listen to the audio again. However, the Commission is not bound by a resident's letter.

The Commission agreed to table the approval of the 7 March 2019 minutes to allow Mrs. Batzner time to listen to the audio to address Mr. LePard's concerns.

## **9. Chairman's Report**

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

## **9. Scheduling of Hearings**

**988 Saybrook Road – Residential Treatment Facility** – Mr. Warner reported that he will be sending the applicant a letter regarding the completion of the application. Mr. Warner stated that he had previously met with the applicant who was advised that very detailed information (how the facility will operate, hours of operation, who is coming/going, parking, where the caterers will be coming from, a map, etc.) was required and there has been no response to date. No hearing scheduled at this time.

**Conservation Zones – West of Route 9/81** – Mr. Warner reported this would be the same as the last hearing. All of the land from Routes 9 and 81 west (all the way to Durham) will be covered in this proposal. Noted that there is a large portion of Cockaponset State Forest in this area. The proposal will need to be referred to the RiverCoG. Possible hearing date may be the last meeting in April.

Mr. LePard asked if this proposed Conservation Zone is in the same area where former town planner Liz Glidden had previously talked about creating an Industrial Zone. Mr. Laurenza stated no. Mr. Warner stated Mrs. Glidden was looking at the area where GCI is located.

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

**Future Projects List** – Mr. Warner distributed copies of a list of projects that need to be addressed and reviewed with the Commission.

**Village Sub-District** - Mr. Warner believes the Commission should include Scovil Hoe, HES, the Green, and the property on Route 81 west of Brookside (Kovacik property). A brief discussion followed in regard to this sub-district having to be within one of the village districts and it would eliminate the commercial component requirement. Also discussed was the need to strengthen the density around the villages in order to get people to come into the centers.

**Outdoor Wood Burning Stoves** – Additional research required.

**Hidden Lake Zone – Reduced Variances** - Mr. Warner distributed copies of draft text changes to Section 29 – Non-Conforming Buildings and Uses, Haddam Zoning Regulations and reviewed with the Commission. Discussion followed in regard to lot sizes, setbacks, and projection of architectural features (in all zones). Mr. Warner noted that these provisions would not apply to nonresidential buildings or uses. This will be included with the Conservation Zone hearing.

**Prohibited Uses** – Mr. Warner distributed copies of Haddam's current prohibited uses, as list in the Haddam Zoning Regulations, Section 5 – Zones – 5.6, and those prohibited in the Town of Farmington and the City of Middletown, as examples, for the Commission's review. Discussion followed in regard to establishments that may be deemed as undesirable in Haddam, such as pawn shops, second hand dealers, correctional facilities, tattoo parlors, check cashing stores, etc. The Commission felt they would prefer more items to make it clear what's not allowable. Mr. Warner recommended the Commission move forward with this.

**Demolition by Neglect** – Mr. Warner stated he doesn't know how the Commission could enforce this, but he will continue to look into the issue.

**WFS Gravel Operation** – Mr. Warner reported that Doug Anderson, owner of WFS, has contacted him; that the most recent flyover has taken place; and that he's been on site. Mr. Warner stated that Mr. Anderson wants to talk about future use of the property. A brief discussion followed in regard to a solar farm.

**Protection of Historic Properties** – Mr. Warner spoken in regard to adaptive historic reuse – other uses being allowed so long as the exterior of the structure remains the same, and used the Jail as an example. Mrs. Block asked how this could be adapted for historic residential properties as she felt that was the intent of Demolition by Neglect Ordinance. Mr. Warner stated the Commission can implement reasonable measures for the protection of historic resources. Discussion followed in regard to the establishment of a local historic district (currently within a national historic district, but there's no protection), and this would be done by a vote.

**Sewer Study** – Still back and forth on this matter. It's a huge number to get sewers into Higganum and it's a question as to whether or not it makes economic sense.

**Haddam Center Sidewalks** – Community Connectivity Grant has been received to rebuild the sidewalks along Route 154 in Haddam. The only problem is who will maintain/plow the sidewalks. Existing sidewalks are within the state right-of-way.

**Higganum Cove** – Mr. Warner stated he has spoken to the Land Trust and they are interested in working on this matter and will be looked at further when the weather is better.

**Tylerville Roundabouts** – Discussion followed in regard to the proposed double roundabouts on Route 154 (Saybrook Road) and the Route 82 Connector and Route 154 (Saybrook Road) and Route 82 (Bridge Road). A brief discussion followed in regard to pedestrian safety and other local roundabouts (Salem, Glastonbury, and Killingworth).

**BUILD Grant - Swing Bridge Walkway** – Mr. Warner reported that this will not be taking place; and at some point, the application will be resubmitted.

## **11. Adjournment**

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

The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Thursday, 4 April 2019.**