

**TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
PUBLIC MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
THURSDAY, 6 JUNE 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
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 were seated.

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

There were no additions/corrections to the agenda.

**5. Public Comments**

**Haddam Elementary School (HES)** - Ed Schwing thanked the Commission for their letter supporting the purchase of HES by the town. Mr. Schwing also thanked Mr. Warner for his report and presentation regarding the HES property.

Peter Baird thanked the Commission for their support concerning the HES issue and the transfer of land.

Mark Lundgren thanked Mr. Warner for his presentation regarding HES and noted there will be a number of proposals as to how best to use the school. Mr. Lundgren suggested the following uses for the school: 1) develop an academy for high tech manufacturing noting that Pratt and Whitney is expanding quite rapidly; and 2) use a portion of the property (towards the back) for a storage building for Public Works. Mr. Lundgren also proposed the development of a sewer avoidance program especially with the opportunity of a community septic system. Mr. Lundgren asked the Commission to leave it [a plan] as open and flexible as possible when looking at the use of the property.

Melissa Schlag stated she would like to see a mutual use of the parking lot for the Swan Hill area noting that it would be difficult with the entrance being the ravine. Ms. Schlag also stated perhaps an easement could be obtained from the Haddam Land Trust (HLT); however, it obviously would all be contingent on the use of the building.

Mr. Baird stated the school parking lot would also allow for additional parking for events that take place on the Green (as it currently does).

**Sewers** – Mr. Schwing stated that the Town of East Haddam's sewer system was built in 1998 and over capacity. Mr. Schwing also stated East Haddam recently put out a Request for Developer Qualifications (RFQ) regarding the redevelopment of town owned property, 1 & 7 Main Street, through the Connecticut Main Street Center Association. Connecticut Main Street Center sent the RFQ to 225 realtors, architects, engineers, and developers on their mailing list and only one proposal was received. Mr. Schwing stated if the Commission believes sewers will attract developers, it did not work for East Haddam.

## **6. Public Hearings/Public Meeting**

### **Proposed Zoning Map Amendment to Change the Zone of Various Publicly Owned Properties and Haddam Land Trust and Audubon Society Properties to Conservation Zone**

**Hearing:** Mr. Laurenza opened the hearing at 7:08 p.m. Mr. Warner distributed a packet of maps of the proposed properties (Exhibit A, 4 pages – copy on file in the Town Clerk's Office) and reported the proposal covers properties located in Haddam Neck with the exception of the Haddam Meadows State Park. These properties are either owned by the State of Connecticut DEEP, Haddam Land Trust (HLT), Audubon Society, or United States of America (Fish and Wildlife associated with the Salmon River). Mr. Warner stated the purpose of this proposal is a planning tool - to identify the areas that are open space on the regulatory zoning map. Mr. Warner also stated there may be a few little areas that will still need to be changed, but this takes care of the majority of the properties.

Mr. LePard asked for clarification regarding the Audubon parcel. Mr. Warner stated it's the small red parcel on page 2 of the packet. Mr. Bull asked which map depicts the Haddam Meadows. Mr. Warner stated page 3 of the packet which also includes the island.

Mr. Baird distributed various copies of information (Exhibits B-G – DEEP Benefits of Trails and Greenways, 2 pages; Greenways Enhancing Communities, 4 pages; Trails and Economic Development, 1 page; New England Trail Map & Guide, 2 pages; and Connecticut River Paddlers' Trail, 1 page; copies on file in the Town Clerk's Office) regard the recreational and economic development opportunities that could fall under the Commission's purview. Mr. Baird talked about bicycling, hiking, and kayaking and how trails to trails have helped to increase property values and develop significant economic activity. Mr. Baird also talked about the HLT obtaining Swan Hill, Higganum Cove, and Shopboard Rock and that this will all be contiguous land linking to the Connecticut River. Mr. Baird stated the entire area is hikeable and by hiking through a small portion of Eversource property, the Blue Trail at Seven Falls can be reached. Mr. Baird showed the Commission photos (not submitted) from the top of Swan Hill and Eagle Rock/High Rock on the Blue Trail off of Brainard Hill Road. Mr. Baird suggested some form of advertising be done to highlight all of these areas. Mr. Baird concluded by stating that the Connecticut Paddlers' Trail starts in New Hampshire at the Connecticut Lakes and comes down into Connecticut with five camping sites – Hurd State Park, Chapman Pond Preserve, Selden Neck-Springledge, and Deep River Town Landing - run by DEEP.

Mrs. Block thanked Mr. Baird for presenting the information; and asked if there were any associated grant opportunities to assist the town in hooking up the various (local, state, and federal) trails. Mr. Baird stated the Connecticut Forest and Park Association (CFPA) may be interested. Ms. Bazazi stated during Tom Worthley's hike, she had asked how Swan Hill will be maintained; and perhaps a Friends of Swan Hill will be established. Mr. Baird stated the CFPA is very good about marking and maintaining the trails. Mr. Farina, a Gateway Commission representative, stated that the HLT approached the Gateway for funding and once Swan Hill is finalized, funding should be available.

Mr. Schwing stated that he's in favor of making things more standard by showing on the zoning map where open space is located as this has been overdue for a long time. Mr. Schwing stated there's a property in Haddam Neck that is a part of the Middlesex Land Trust and that he did not see it on the list. Mr. Warner stated the properties on the town's GIS were the properties he identified first and he's aware that there are other parcels that are not shown as open space and he'll work on those next.

Ms. Schlag thanked the Commission for the taking on this task and echoed Mr. Schwing's and Mr. Baird's sentiments that these open space parcels are the town's asset. Ms. Schlag spoke briefly about the website [haddamtrails.org](http://haddamtrails.org) and asked everyone to share/promote the site.

Mr. Lundgren asked the Commission to look at other properties, such as the foreclosed property in Chatham Lake Subdivision, and place them in the Conservation Zone.

Mr. Laurenza closed the public hearing at 7:30 p.m. and entered into the meeting regarding this matter.

**Meeting: Commissioners seated: Block, Bull, Farina, Laurenza, LePard, and Wallor.**

**MOTION:** Wayne LePard motioned to approve proposed zoning map amendment to change the zone of various publicly owned properties and Haddam Land Trust and Audubon society properties to Conservation Zone. Properties include: **State of CT DEEP** – Clarkhurst Road Map/Lot 07 004, Riverfront Map 13 Lot 004, 007, 010, 013, 016, Map 26 Lot 001 & 002, Map 48 001, 009-012, and Moodus Road Map 10 Lot 004, 010; **Haddam Land Trust** – Rock Landing Road Map 13 Lot 019, 020, 021, Riverfront Map 12 Lot 008, and Pine Brook Road Map 09 Lot 00; **Audubon Society of CT** – Clarkhurst Road Map 07 Lot 001B, Map 8 002 1A; and **Property of United State of America** – Moodus Road Map 10 Lot 005, 215 Salmon Brook Road Map 11 Lot 15, Pine Brook Road Map 09 Lot 005, 117 Pine Brook Road Map 11, Lot 015A, Salmon River Map 10 Lot 023, 235, and Salmon River road Map 11 Lot 016. Ed Wallor second. Motion carried unanimously.

## **7. New Business**

### **a. Results of HES Vote – Higganum Special Area Study**

Mr. Warner reported at the last meeting the Commission discussed Higganum Center planning and by statute the Commission has a POCD (a town wide plan) and also within the statute the town can do specific area studies. Mr. Warner recommended a Higganum Center Plan be developed and explained how that plan would be developed. Mr. Warner reported he has applied for an EPA Rural Recreation Program grant.

Mr. Warner distributed a packet of maps of the Higganum area outlining some of the areas Mr. Baird had discussed as well as other sites (Exhibit H, 2 pages; copy on file in the Town Clerk's Office) and talked about building off of these assets. Mr. Warner noted that the Fuss and O'Neill report concluded that nothing can take place in the Center unless there's sewer; and now the town has another plan (community sewer) that could work.

**Scovil Mills** - Mr. Warner reported that the town recently received \$225,000 for the Scovil Hoe Mills to see how these structures can be repurposed. Mr. Warner noted the condition of the septic system and wells on the Scovil site were not looked at. Mr. Warner stated the Commission needs to incorporate into an official plan what Scovil Hoe should be instead of an ad hoc committee.

**Town Garage** - Mr. Warner reported the town is looking for a new location for the town garage; and if it were to move, the site has seven feet of industrial fills, but underneath that are good soils. How can the town work with that – can it help service the building to the front of the garage? It would be valuable for the town to be able to provide a plan to the state. Mr. Warner noted that the site is surrounded by flood plain but not in the flood plain.

**Rossi Property** – Mr. Warner stated it will be difficult to do much with the property; and asked what can happen there with good soils being next to it. Without water or sewer it would be unrealistic to put in 100 apartment units. It's up to the Commission to decide how to use these parcels.

**Higganum Cove** – Mr. Warner stated the talk is that the property will be transferred to the HLT, which is fine; however, he'd heard there was a concert held down at the Cove that was very successful. The town would need to see if an event could be held down there should they decided they wanted to hold one. Mr. Warner also stated the Connecticut Valley Railroad also as rights down there and what are they going to do with the tracks. This would also be a part of the plan. Mr. LePard stated Higganum Cove would be a great place to camp for the Connecticut River Paddlers'.

**HES** – Mr. Warner stated acting fast is not the way to go with this property, but rather due diligence must be done; therefore, he has asked for various inspection reports - roof (BOE capital plan for the first three years had \$150,000 for roof improvements and the town needs to understand that), radon, buildings materials, who maintains the boilers, septic, well, landscaping and plowing, etc.

Mr. Warner briefly talked about Middletown's down town plan written in 1994 and how that plan is still working for Middletown. Mr. Warner stated he believes the Commission is the right body to lead this plan. Mr. Warner will provide at the next meeting an outline of what needs to be accomplished. Mr. Warner stated it's a lengthy process, but believes it can be done by the end of the year. Mr. Warner outlined funding available.

Mr. Warner also reported that historically significant neighborhoods are very important and will attract people.

Mr. LePard asked how the Commission can stop the money from being spent on another sewer study. Mr. Warner stated it's been stopped.

Mr. LePard asked how many gallons per day the 450 maximum school population represented. Mr. Warner stated HES has a 6,000 gallon system. Discussion followed in regard to the calculations for living units, restaurants, etc., noting water conservation has changed greatly. Mr. Warner stated he is receiving his information from Brian Curtis, Engineer, Nathan L. Jacobson Associates, who wrote the regulations for DEEP.

## **b. Proposed Industrial Zones**

Mr. Warner reviewed with the Commission various zoning maps dating back to 1958 (pre-Route 9), 1961 (Route 9), and current map (no date given) as well as a USGS topographic map. All zoning maps showed same areas for potential industrial. The Commission would need to look at access, utilities, sewer, septic, and water for an industrial zone. Mr. Warner read from a 1967 POCD summary – "There is very few suitable vacant tracts where industrial could locate." A brief discussion followed in regard to the DOT Garage being zoned industrial and East Coast Salvage being zone commercial; and what type of zoning would be required for a medical center at HES (change to Village Zone).

**POCD Implementation Committee (PIC) Report** – Mr. Warner distributed copies of a report to the PIC from the Commission, dated 6 June 2019, regarding short term actions items. A brief discussion followed. Copy of report is on file in the Town Clerk's and Land Use Offices.

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

Correction to the 16 May 2019 minutes – page 2, B. Adaptive Historic Re-use, Review of Demolition Permits, fourth paragraph, last sentence – change "Nantucket" to "Block Island".

**MOTION:** Ed Wallor motioned to approve the 16 May 2019 Meeting minutes as amended. Steve Bull second. Motion carried unanimously.

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

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

## **10. Scheduling of Hearings**

**Prohibited Uses, Outdoor Wood-burning Furnaces, and Historic Preservation** – Hearings scheduled for 20 June 2019.

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

**1721 Saybrook Road – Adorable Pets – Parking** – Mr. Warner reported when the site plan was approved it was done so with reserved parking up the slope. Mr. Warner stated the owner would like to install four spaces.

## **12. Adjournment**

**MOTION: Ed Wallor** motioned to adjourn. Jamin Laurenza second. Motion carried unanimously.

The meeting was adjourned at 8:14 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Thursday, 20 June 2019.**