

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 3 OCTOBER 2019
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

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

Attendance was taken and all regular members as well as alternate member, Mr. Braren, were seated.

Ms. Bazazi reported that Mrs. Block has delivered a healthy baby boy! Congratulations to Gina and her family!

4. Additions/Corrections to the Agenda

The Commission approved the agenda as submitted.

5. Public Comments

Melissa Schlag read a letter, dated 3 October 2019, regarding the August 15 meeting and September 19 meeting minute changes (Exhibit A, on file in the Town Clerk's Office). In her letter, Ms. Schlag stated that due to her being unable to attend the 09.19.2019 meeting, she requested the audio from the Land Use Dept.; and during that meeting, Mr. Frey asked for an amendment to the 08.15.2019 minutes claiming Ms. Schlag had "repeatedly interrupted him, prompting him to raise his voice". Continuing to read her letter, Ms. Schlag indicated this to be a false statement and voiced concern that there was neither discussion about the change or a review of the audio prior to voting to accept the statement. Ms. Schlag states in her letter that she did not repeatedly interrupt Mr. Frey and cited the time sequence of Mr. Frey's uninterrupted comments directed at Ms. Schlag as well as a threat. Ms. Schlag concluded that the problem is with the change to the minutes noting the Commission can correct errors or typos, but should not add

actions or words that change the facts or statements as recorded by the secretary; and asked the Commission next time to review the audio before making changes that implicate the public.

Ms. Schlag also informed the Commission that their agenda was not on the town's website (neither the agenda page nor the calendar page).

6. Public Hearings/Public Meeting

Special Permit: A Request for a One Lot Re-Subdivision and a Special Permit for an Attached Accessory Apartment. Located at the Corner of Park Road Ext. and Park Road, Map 30 Lot 11-1/A. Applicant/Agent: Bruce Mazzotta.

Bruce Mazzotta, applicant/agent, was present.

Mr. Laurenza opened the hearing at 7:04 p.m.

One Lot Re-Subdivision - Mr. Mazzotta, 50 Swain Johnson Trail, Haddam, reported that he owns property that runs along Saybrook Road (Route 154), Park Road Extension and Park Road. The original piece was 9.49 acres and received a first cut (currently constructing a house on this parcel) with a remainder of 7.49 acres. Mr. Mazzotta is requesting a 2 acre lot be split from the 7.49 acres leaving a remainder of 5.49 acres. Mr. Mazzotta stated at some point he may possibly look at additional subdividing. Mr. Mazzotta also stated he's before the Commission for the re-subdivision of land as well as a special permit for an attached in-law apartment. Mr. Mazzotta also stated that he is requesting exemption to the open space requirement under Section 4.6 (Haddam Subdivision Regulations).

Mr. Warner reported that the proposal conforms to the town's zoning regulations and that the subdivision regulations allow the Commission to waive the open space requirement. Mr. Warner noted that there is no logical place for open space on this parcel.

Using the maps, Mr. Mazzotta pointed out the proposed lot (11-1-A, located at the corner of Park Road Extension and Saybrook Road (Route 154) – proposed re-subdivision lot, and Lot 11-1-B, located at the corner of Park Road Extension and Park Road - currently under construction and where the special permit for an attached accessory apartment is being requested.

Mr. Bull asked for clarification regarding the request for waiver of open space. Mr. Mazzotta stated it's his understanding if an applicant is within one-quarter (.25) mile of a park or recreation area, the applicant would have the ability to waive the open space requirement (Haddam Subdivision Regulations, Section 4 – Design and Construction Standards, 4.6.f.1 – Waiver of Open Space, page 37) and he would be using the Haddam Meadows, located across Saybrook Road (Route 154), to meet that requirement. Mr. Warner stated if the parcel abutted a park, then there would be some logic in taking a small piece; however, it doesn't make sense in this case.

Mr. Laurenza asked Mr. Mazzotta about the septic system. Mr. Mazzotta stated everything has been percolated and all soils are either pure sand or bony gravel and everything is non-engineered (in the ground, four inch perforated/stone).

Mr. Bull pointed out that the application for re-subdivision does not indicate a request for open space waiver; and asked if that should be changed. Mr. Warner stated the Commission does have a letter requesting the waiver. Mr. Mazzotta made the correction to the application and initiated it.

Special Permit for Attached Accessory Apartment – Mr. Frey asked Mr. Mazzotta the square footage of the accessory apartment. Mr. Mazzotta stated its 789 square feet. Using the building plans, Mr. Mazzotta reviewed the layout with the Commission – one story attached accessory apartment with entry on the ground floor

Mr. Warner noted that the re-subdivision and the special permit were advertised as one and the hearing is for both applications.

The hearing was closed at 7:14 p.m.

Meeting: After the motion was made, there were no further questions/comments by the Commission.

MOTION: Ed Wallor motioned to approve a special permit for a request for a one lot re-subdivision, and a special permit for an attached accessory apartment. Located at the corner of park Road Ext. and Park Road. Michael Farina second. Motion carried unanimously.

Special Permit: A Request for a 576 Square Foot Detached Accessory Apartment. Located at 7 Larkspur Lane, Map 42 Lot 15-39. Applicant/Agent: Ryan Summerall

Ryan Summerall, applicant/agent, was present.

This is a continuation from Thursday, 19 September 2019 (applicant was not present).

Mr. Laurenza opened the hearing at 7:16 p.m.

Mr. Summerall reported that he would like to construct a detached accessory apartment for his mother-in-law. Using the maps, Mr. Summerall pointed out an area for a driveway, but is not used as such noting that the property was originally to have a Summersweet Drive address. Mr. Bull asked if the existing driveway would be used for both structures. Mr. Summerall stated yes. Mr. Wallor asked for confirmation that no additional driveway will be added off the second access way (Summersweet Drive) for the new structure. Mr. Summerall stated no, that he was only planning on putting asphalt in front of the apartment in order to have it feed into the existing driveway off of Larkspur Lane. Mr. Summerall also stated there are no plans for a separate address as the power will come off of the main house.

The hearing was closed at 7:20 p.m.

Meeting: After the motion was made, there were no further questions/comments by the Commission.

MOTION: Ed Wallor motioned to approve a special permit application for a 576 square foot detached accessory apartment. Located at 7 Larkspur Lane, Higganum, CT, Map 42 Lot 15-39. Frank (Chip) Frey second. Motion carried unanimously.

7. New Business

There was no new business to report or take action on at this time.

8. Approval/Correction of the Minutes

Ms. Bazazi asked if the Commission should consider correcting the correction of the 15 August 2019 minutes. Mr. Frey stated the Commission is addressing the 19 September 2019 minutes.

MOTION: Jamin Laurenza motioned to approve the 19 September 2019 Public Hearing and Meeting minutes as submitted. Steve Bull second. Motion carried with Mr. Wallor abstaining.

9. Chairman's Report

Rail Bicycle Rides, Saturday and Sunday, 5-6 October 2019 and 12-13 October 2019 – Mr. Laurenza reported their will be rail bikes that can be ridden from Goodspeed Station to Gate's Way. Mr. Warner stated the rail bikes were to have been developed today.

10. Scheduling of Hearings

There are no hearings scheduled at this time.

11. Town Planner's Report

Planning Workshops – Mr. Warner reported four consulting firms submitted their proposals; however, due to a conflict, one firm has dropped out. The goal is to have the committee select a firm to run the workshops and to have these workshops conducted on Wednesday, 30 October 2019, 7:00-9:00 p.m., to cover strengths, weaknesses, opportunities, and threats, and Saturday, 2 November 2019, 9:00 a.m. to 12:00 p.m., to cover designing and planning, both to be held in the All Purpose Room at HES. Mr. Warner stated a full page ad has been taken out in the Haddam Bulletin, two - half page ads in the Haddam News, as well as Facebook, etc.

Ms. Bazazi stated it was her assumption that the committee would be doing the planning for the event noting that there is no established criteria to interview the firms that have replied to the RFQ; and asked if it would happen. Mr. Warner stated the committee will establish the criteria, but a consultant needs to be in place first. Ms. Bazazi did not agree and stated there are people on the committee who do not know what a charrette is. Mr. Warner stated he believes the individuals selected are competent. Ms. Bazazi stated she wanted criteria established before interviewing the firms. Mr. Warner suggested that Ms. Bazazi speak to the committee via email regarding this matter.

Ms. Bazazi also stated it doesn't make sense as to why EDC members are on the committee; and if they're to be included, why not other committees/organizations. Mr. Warner stated EDC members were selected as economic development is a part of the process. Ms. Bazazi stated she doesn't understand why EDC is more critical than any other group and doesn't understand Mr. Warner's rationale. Again, Mr. Warner pointed out the economic development of the Center. Mr. Warner stated the first selectman is the hiring authority and selected the committee based on his recommendation. Ms. Bazazi again asked Mr. Warner why EDC is included; and stated he apparently doesn't have a rationale for selecting them. Mr. Warner stated P&Z handles planning, EDC handles economic development, and Ms. Petrillo was selected based on her involvement in the HES process.

The selection committee consists of Ms. Bazazi, Mrs. Block, and Mr. Laurenza, P&Z members; Kate Anderson and Prem Aithal, EDC members, Jen Petrillo, Save HES member, Lizz Milardo, First Selectman, and Bill Warner, Town Planner. Ms. Bazazi voiced concern over the selection of members and the manner in which the process is being rushed.

12. Adjournment

MOTION: Ed Wallor motioned to adjourn. Chip Frey second. Motion carried unanimously.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 17 October 2019.