

**TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
THURSDAY, 21 JUNE 2018  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Gina Block
X	Steven Bull, Vice Chairman
X	Michael Farina
X	Jamin Laurenza, Chairman
X	Wayne LePard
X	Edward Wallor, Secretary
X	Robert Braren, Alternate (9:55 p.m. left)
X	Frank (Chip) Frey, Alternate
A	Diane Waddle Stock, Alternate
X	Liz West Glidden, 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 were seated.

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

None.

**5. Public Comments**

Melissa Schlag read into the record a letter to Jamin Laurenza, Chairman, Planning and Zoning, dated June 17, 2018, questioning the behavior of a Commission member. Ms. Schlag made it clear the letter was written by her as a Haddam citizen. Exhibit A – 2 pages - copy of letter on file in the Land Use Dept. and the Town Clerk's Office.

**6. Public Hearing/Public Meeting: Proposed Text Changes to Create and Modify Section 7B - Tylerville Village District, Section 5 – Zones, Section 6A – Conservation Zone, Section 7C – CT River District, and Section 3 – Definitions of the *Haddam Zoning Regulations* and to Add Appendix 2 – Tylerville Design Guidelines.**

Mr. Laurenza opened the public hearing at 7:06 p.m.

Mrs. Glidden advised the public that additional copies of the proposed Zoning Map were available on the back table noting that these proposed changes are in response to the newly revised Plan of Conservation and Development (POCD), public water and sidewalks coming to Tylerville, and the retention of structures, particularly historic, within the commercial area. Mrs. Glidden began review of the sections in chronological order.

**Section 3 – Definitions** – Mrs. Glidden reported on the following changes: Prohibited Uses – Adult Uses (language provided by legal counsel); Interior Lot (there has been a lack of a definition within Section 4, this language clarifies things and should eliminate some variances); and Directly Illuminated Sign (wording clarifies the matter).

Ed Veselak, Tylerville business owner, asked if the language is merely describing each topic. Mrs. Glidden stated yes and explained a bit further.

Mr. Bull asked if the definitions are for Tylerville Village only. Mrs. Glidden stated the definitions are for the whole town.

**Section 5 – Zones** – Minor, administrative and technical only changes. New districts are: 1) Conservation, 2) Tylerville Village, and 3) Connecticut River.

Mr. Bull asked what is new about the Conservation District. Mrs. Glidden stated a Conservation District did not previously exist and this proposal is completely brand new.

**Section 6A - Conservation Zone** – Mrs. Glidden reported the Commission has wanted to create a zone that is exclusively for properties that are conserved in some fashion such as a conservation easement on them and properties owned by the Land Trust or the State of Connecticut and if they are willing to have them rezoned. Mrs. Glidden stated the state forest is zoned residential and Clark Creek Preserve are zoned residential and commercial, respectively, and doesn't believe it's the town's intent or the zoning is appropriate. Mrs. Glidden also stated the proposed district will help to fix these discrepancies and reviewed the proposed language.

Mr. Veselak asked if the industrial park will be removed. Mrs. Glidden explained further noting that the town will need to work with the Conservation Commission to identify properties that should be in the Conservation District zoning classification.

Lisa Wadge, Tylerville business owner, asked if the proposed district is strictly for Tylerville or throughout the entire town. Mrs. Glidden stated it would be throughout the entire town. Mrs. Glidden also stated there are two properties – Clark Creek Preserve (State has been notified) and Haddam Land Trust - within the Tylerville area that the Commission is recommending be switched to this new zoning. Mrs. Glidden noted there were no objections by either the State or the Land Trust.

**Section 7C - Connecticut River District** – Mrs. Glidden explained this district is essentially for properties right along the river. Using the zoning map, Mrs. Glidden pointed out the proposed district area (shown in blue) and stated that it allows a number of retail uses that are associated with water dependent type uses. Language reviewed.

Mr. Veselak asked if there's a Higganum District Village Zone. Mrs. Glidden stated yes, there is an existing Higganum Village District and Design Guidelines. Mr. Veselak asked if the River District will also be a part of Higganum. Mrs. Glidden stated no, noting there is nothing prohibiting someone from coming in to request this type of zoning. Mrs. Glidden also stated she believes the Commission's intent for this district was due to that area facing East Haddam. Mrs. Glidden clarified that for this presentation she only listed the zones that are were newly created or changing.

Mr. LePard asked if the Commission had discussed the Conservation Zone at a meeting he missed. Mr. Laurenza stated yes. Mr. LePard stated this was the first time he had seen the language.

Mr. Bull stated the reality of the River District is that the majority of the property is owned by the State, but it tells the State what the Commission has intended for this area (guide them in their development). Mrs. Glidden stated she believes the idea was to take away the carte blanche commercial zone that currently exists and to put in something that puts in the types of uses the Commission would like to see.

Mrs. Glidden apologized to the Commission and the public as the language being shown was related to the Conservation District and not the Connecticut River District. Mrs. Glidden put up the Connecticut River District language and continued her review noting that the proposed district allows for a number of uses by Special Permit. Mrs. Glidden stated that a Special Permit is required to demolish existing structures as it is within the Village District and that the idea was to allow the Commission a greater amount of control over demolition. Mrs. Glidden also stated there is some language from the Gateway Conservation Zone and the State Historic Preservation Review as the Goodspeed Opera House is a National Registered structure.

Ms. Wadge asked if there were any existing structures of historical value within the proposed Connecticut River District that the Commission is concerned about being demolished. Mrs. Glidden stated the Goodspeed Station and two residences (properties pointed out).

Mr. LePard asked why the one privately owned property near the railroad tracks is being rezoned. Mrs. Glidden stated the property is currently zoned commercial and the idea was to add a layer of protection. Mr. LePard questioned the current zoning. A brief discussion followed with Mr. LePard asking if the property owner was notified. Mrs. Glidden stated letters were sent to all property owners in the area to advise them of the proposed changes and the only letter returned was for 105 Bridge Road (CenterPlan property; former Eco-Tourism property) and an email was sent to them.

Ms. Schlag stated there is no easement on the Clark Creek Preserve. Mrs. Glidden stated she thought it had been changed. Ms. Schlag stated currently the swapping of property is still allowable until a two-thirds vote to not swap properties is passed.

Mrs. Glidden stated the intent was to have some kind of protection for commercial properties particularly for properties around the railroad and visible from the river.

Ms. Schlag stated the map available to the public and the map being shown are different in regard to the marina property. Mrs. Glidden stated the marina is not a part of the Connecticut River Zone and will remain commercial. Ms. Schlag asked the reason for carving out that particular piece. Mrs. Glidden explained the Commission could have rezoned it, but due to a combination of multiple residences on the property along with the marina it was easier to leave it as commercial. Mr. Wallor stated the marina owner (David Papallo) was concerned that the existing heavy equipment he uses for the marina would not be allowed under the proposed new district. Discussion followed with Mrs. Glidden noting the Commission decided to not include Andrews Marina, the Riverhouse, and an industrial piece in the River District. Ms. Schlag asked why the Riverhouse was not included with Mrs. Glidden stating the current regulations for Village District and River District do not allow banquet facilities. Mrs. Glidden pointed out where the Village District would end and that there are other properties zoned residential and the next phase may be to talk about what protections can be put in place for historic structures (doesn't believe they are currently under the same kinds of redevelopment threats as properties zoned commercial).

Ms. Schlag stated she appreciates the work put into developing these regulations, but finds the proposed zoning districts a bit chaotic, willy nilly. Ms. Schlag also stated some of the existing structures may go away with redevelopment.

Chris Pszczolkowski, owner of Goodspeed Station, stated he should be zoned commercial the same as the marina as he has mixed used on the property (an apartment in the complex) and he was under the impression that he was paying taxes for mixed use commercial. Mr. Pszczolkowski stated he doesn't want

the Gateway Commission telling him what to do and that he doesn't mind being in the River District. Mrs. Glidden informed Mr. Pszczolkowski that his property is currently within the Gateway Zone and explained the Gateway District Zone.

Mr. LePard asked about the properties that are industrial being changed to conservation. Mrs. Glidden pointed out the proposed properties that would be changed – Clark Creek Preserve and a property owned by the Haddam Land Trust. Discussion followed. For clarification purposes, Ms. Wadge asked that the Conservation District is proposed for only those two parcels. Mrs. Glidden and Mr. Laurenza stated yes, and that the proposal is not affecting any privately owned properties.

Mr. LePard questioned the agenda as there is no Item e. From Residential to Conservation District under Item #7. Rezoning of Properties and whether the lack of this information would create a problem in the Commission moving forward on that particular matter. Discussion followed in regard to Item #7 also not being noted as a Public Hearing (which it is supposed to be; noted as such in the Legal Notice), the letters that went out to all property owners indicated a hearing was being held; and how the Commission would like to handle the matter (will handle Item #7 a-c and do both conservation pieces at another meeting). Mr. Wallor stated the mistake the Commission made was not amending the agenda at the beginning of the meeting. Mrs. Glidden recommended the Commission move forward with adopting the text and making the zoning changes as she believes the Commission is well within their rights to move forward in adopting the Zoning Districts; however, if the Commission feels uncomfortable in doing so, at least move forward in making the adoptions of the Village District, Connecticut River District and the changes to Definition.

Mr. Pszczolkowski again stated he runs a commercial establishment which is abutting another commercial property (Andrews Marina) and that he wants his property to remain commercially zoned within the River District. Mr., Pszczolkowski asked what the proposed zoning would do to his commercial status, would he be limited. Mrs. Glidden stated he would be limited as to what is allowed in the River District. Mr. Pszczolkowski stated he wants to stay commercial; otherwise, the Commission is tying his hands, but that he would also like the protection of the River District. Mr. Pszczolkowski outlined what he has on the property - an apartment, a barn, and that the building is 150 feet long with a lot of business potential for him. Mrs. Glidden clarified the zoning maps that were made available to public were inaccurate. The map should show, as it does with PowerPoint, Andrews Marina as commercial only (red hatched marks). Mr. Laurenza asked Mr. Pszczolkowski if he had a specific use that he would be losing with the proposed zone change that he feels he needs. Mr. Pszczolkowski stated the proposed change may affect the price of his property/business should he decide to sell; and if he should decide to make some business changes, such as a restaurant in the barn or rent it for another business, he wants the ability. Mr. Pszczolkowski gave a brief history of the structure.

Mrs. Glidden stated the Connecticut River District is not a preservation district but a commercial district (not said within the title). Mr. Pszczolkowski asked why commercial cannot be included. Mrs. Glidden stated the use will remain the same, as that's what's currently there; but the River District will not have quite the broad spectrum as the commercial zone. Mrs. Glidden also stated the reason for these districts are to provide a level of protect. Discussion followed at length.

Mrs. Glidden stated since there are a lot of questions regarding this matter, perhaps the Commission should consider tabling the vote on the River District and move forward with the Village District. Mrs. Glidden also stated the reason for the regulations is for additional teeth and architectural review into what was commercially zoned property. Mrs. Glidden encouraged the Commission to consider making the two parcels either river district or village district and not just straight commercial; and that this matter should be taken up at a later time.

Mr. Pszczolkowski asked what would happen if the Valley Railroad took over the property would it be commercial. Mrs. Glidden stated technically it's residential. Mr. Pszczolkowski stated the map may be a

misprint, but it's misleading; and that he wants the commercial zoning to remain on his property as well as the River District. Mr. Bull stated the Commission understands his concerns and the Commission will consider tabling the matter at this time.

Ms. Schlag stated this issue goes back to what she had commented about earlier, that the Commission is picking and choosing what they want to zone; and that Mr. Pszczolkowski is merely pointing out that he has a specific use for his property. Ms. Schlag also stated although she had not scoured the Connecticut River District, she has some concerns that the Commission may be taking away some uses or opportunities that someone else has next door. Ms. Schlag stated the Commission taking the time to revisit this matter would be appreciated. Mr. Pszczolkowski stated at a previous meeting after his property was removed from the village district, he left the meeting not thinking his property would be placed into another district. Mr. Pszczolkowski again stated he wants his property left commercial.

**Section 7B - Tylerville Village District** – Mrs. Glidden reported the existing Higganum Village District regulations were used as a template and some changes were made to fit Tylerville. Mrs. Glidden stated when an applicant seeks to tear down an existing structure they must come in for a Special Permit and present what is proposed for the new structure. Ms. Block asked if there was any language in regard to demolition by neglect with Mrs. Glidden stating yes. Mrs. Glidden stated the proposed language establishes specific standards and has accompanying Design Guidelines (not a mandate, but suggestions for architectural cohesiveness in the way the area is developed). Mrs. Glidden also stated anything within the Village District would go before the Architectural Review Committee (ARC) that is already established for the Higganum Village District.

Mr. Veselak asked what “use by right” means. Mrs. Glidden explained that an applicant would only need a zoning permit.

Ms. Wadge asked how historic is defined. Mrs. Glidden stated it is 50 years before present. Ms. Wadge stated as she understands it, the Commission would have to approve the demolition of any building that's more than 50 years old. Mrs. Glidden stated no, that any building within the Tylerville Village District would be required to have a Special Permit to be removed. Ms. Wadge talked about the demolition delay ordinance. Discussion followed at length in regard to the process with Ms. Wadge noting the potential costs and time involved. Mrs. Glidden continued her review of the Tylerville Village District Regulations.

Ms. Wadge stated she was submitting the same letter twice - one for DBP, LLC (Brookes Court) and one for HCPD (Tylerville Village) – and read her letter into the record (Exhibit B and C – 1 page each. Copies of the letters are on file within the Land Use Dept.). In her letter she requested a change – add the word “new” to table 7.b4 of the proposed regulations. Ms. Wadge stated she believes this minor edit would allow both DBP, LLC and HCPD to develop housing on their properties with the existing utilities on site and would make Haddam's regulations consistent with other towns. Ms. Wadge stressed there's a need for housing for employees within Tylerville. Ms. Wadge talked about applying for affordable housing through the Office of Policy and Management (OPM) and how she has been turned down. Mr. LePard asked Ms. Wadge if the language highlighted in purple would address her concern. Ms. Wadge stated she had not seen it and could not read it as she did not have her glasses. Mrs. Glidden stated there should be some multi-family provision within the Village District and talked about the Housing Opportunity District (HOD). Mrs. Glidden stated the Commission could add some language that talks about “multi-family”, but encouraged the Commission not to add the word “new” without adding some provisions that would have some constraint(s).

Mrs. Glidden read an email from Dan Morley, OPM, in which he writes he does not recall having a conversation with Ms. Wadge on this matter; however, last spring Derek Courville, Beacon Properties, reached out to OPM with what he believes was Ms. Wadge's proposal. Mr. Morley's email continues that he may have expressed some concerns at the time with the primary concern being the long dormant proposed extension of public water to serve Tylerville. Mr. Morley's email further states he does not know why Ms. Wadge is claiming OPM does not support her request.

Ms. Wadge stated she had a contract with a developer and was told it will take three to five rounds to get approval from OPM. Ms. Wadge also stated OPM indicated they would not accept an application until after city water was installed.

Mr. Wallor asked Mrs. Glidden the percentage that has to be affordable in the current HOD overlay. Mrs. Glidden stated 25 percent and only at 80 percent of the median state income. Mr. Wallor stated in his opinion that would work in Tylerville. Discussion followed.

Mrs. Glidden reviewed language pertaining to mixed use. Ms. Wadge stated she couldn't accept the proposed language, especially with the mention of B roads, as there has been no feedback from DOT as to what the requirements are and they're not mentioned in the POCD. Ms. Wadge also stated she just wants the ability to build housing. Mrs. Glidden felt this would be an opportunity to leverage what Ms. Wadge is attempt to obtain. Ms. Wadge disagreed and further discussion followed. Mr. Laurenza asked Ms. Wadge if she could provide a letter from DOT stating they want a street light as she had claimed earlier. Ms. Wadge stated she can provide it. Mrs. Glidden recommended the Commission adopt the language that has been discussed and not what is being proposed by Ms. Wadge; and once the Commission has all the information they require, they can add language pertaining to multi-housing if they so choose. Further discussion took place in regard to mixed use within both villages; and if strictly housing, then a B road is required. Ms. Wadge stated there is a conflict within the regulations in regard to mixed use. Mrs. Glidden stated she believes the Village District regulations should refer to Section 26 and the Commission can modify the language to say "the finished space of the building." Mrs. Glidden stated she had spoken to the Land Use attorney and the Commission can make the change. Review of the proposed regulations continued.

Ed Schwing asked why the banquet facility with a house in front of it was not included within the Village District. Mr. Schwing noted there is no protection from demolition for the house in front of the Riverhouse. Mr. Schwing stated it doesn't make sense to have an industrial zone in the middle of the Village District. Mrs. Glidden explained how the Commission went about selecting the various districts and that the Commission is aware that something needs to be done to help preserve a number of historic houses in the area.

Lisa Malloy asked Mrs. Glidden to clarify the demolition by neglect (Section 7B.8). Mrs. Glidden reviewed the language. Mr. Bull noted this is verbatim as to what is within the Higganum Village District. Mrs. Malloy asked what options the Commission has to stop a building from deteriorating. Mrs. Glidden stated if a building deteriorates to a specific point an assessment would be conducted to determine whether it's condemnable, requiring repairs or reconstruction of that historic structure. Mrs. Malloy asked if people can call in a complaint with Mrs. Glidden stating yes. Discussion followed with Mrs. Malloy noting there are a number of historic structures in Tylerville that are worthy of restoration and can be incorporated into future proposals – multi-family/resident use or commercial use. Ms. Block asked if there was any language giving the ZEO power to enforce before a structure gets to a state of neglect. Discussion followed in regard to what would be deemed an unsafe property; demolition by neglect is only within the Village Districts.

Sharon Botelle, Bridge Road, asked if it would be more of an advantage to have her property zone commercial or village district (more or less restrictions between the two zones), as she will be selling her property soon. Mrs. Glidden explained that the village regulations offer more flexibility but will require a review by ARC and allows most of the same commercial uses under a Special Permit. Mrs. Botelle asked if she can request her property remain commercial. Mrs. Glidden stated she could make the request, but wouldn't recommend it.

Noting her credentials as a civil engineer and a developer for 15 years, Ms. Wadge stated she had not been approached initially in regard to B roads. Since learning of them a few meetings backs, she has done some extensive research and provided the following comments: 1) Any inclusion of B roads at this

time is premature as the POCD would need to be changed to reflect this. 2) Interview with DOT, Jeff Jacobson, Roger Nemergut, and three other engineers all yielded the same answer when asked would there have to be a light on Bridge Road and Saybrook Road and all said probably with a turn light. Ms. Wadge stated she petitioned for Brookes Court to be a narrower road with sidewalks on both sides and it cannot handle a large volume of traffic. 3) Difficult to develop residential uses. Ms. Wadge stated in order to have B roads, grants need to be created as well as a specific plan of development that looks at the whole area. Ms. Wadge requested the B roads not be included at this time until more research is done noting the costs to build a road are enormous.

Mr. Laurenza, as a tax payer, asked Mrs. Glidden if tax dollars are being used to pay Jeff Jacobson to do review things, come up with site plans, calculations, or road costs for free for Ms. Wadge. Mrs. Glidden stated she could not comment on it as she does not know what Mr. Jacobson may or may not have said. Mrs. Glidden also stated the regulations do not require B roads it's only a recommendation. Discussion followed.

Mr. Laurenza asked Ms. Wadge if she had ever met with Mike Epright prior to this hearing to discuss a B road. Ms. Wadge stated she did not meet with Mr. Epright, but that he had emailed her after the meeting. Ms. Wadge clarified that she was approached by Mr. Epright after the meeting and would have no problem talking to him, but advised him that she needed to understand the cost and that she wasn't ready to comment.

Ms. Wadge also commented that Jeff Jacobson is not only a town engineer, but he met with Liz Glidden at her suggestion as the road (Brookes Court) was going up near the Saybrook at Haddam and the road was modified (that is why Mr. Jacobson got involved).

**MOTION:** Jamin Laurenza moved to close the public hearing and open the public meeting at 9:37 p.m. Ed Wallor second. **Withdrawn as review of the Design Guidelines had not taken place.**

**Appendix 2 - Design Guidelines – Tylerville Village District** – Mrs. Glidden reviewed the Guidelines noting they are an attempt to help direct growth in a way the Commission would like. Mrs. Glidden stated the Higganum Village Design Guidelines were used as a template and improved upon taking Tylerville into consideration.

Ms. Wadge asked that the map be removed until engineering review shows that the B roads, although conceptual, can actually be approved by the DOT. Ms. Wadge stated she felt more research is required before a map is involved. Mr. Bull asked if the maps are titled. Mrs. Glidden stated they say Conceptual Layout of Secondary Roads. It was noted this is not within the regulations, but within the Design Guidelines. Ms. Wadge stated she feels developers will be penalized if they do not build a B road. Ms. Wadge also stated the shared driveway/B road between Essex Design and abutting properties should be on the map. Discussion followed.

**MOTION:** Jamin Laurenza moved to close the public hearing and open the public meeting at 9:51 p.m. Ed Wallor second. Motion carried unanimously.

**Meeting:** Discussion followed in regard to tabling further discussion and the vote on the Connecticut River District and the Conservation District.

**MOTION:** Ed Wallor moved to table the vote on the Connecticut River District and the Conservation District. Jamin Laurenza second. Motion carried unanimously.

**MOTION:** Jamin Laurenza move to approve the new Section 7B; Tylerville Village District Regulations as drafted and attached. Said Regulations will become effective July 1, 2018. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – Yes. (Added Mixed Use Section). Michael Farina second. Motion carried unanimously.

**MOTION:** Jamin Laurenza moved to approve the new Appendix B; Tylerville Design Guidelines. Said Appendix B will become effective July 1, 2018. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Ed Wallor second. Motion carried unanimously.

Mrs. Glidden noted that all of the motions were posted in the Town Clerk's Office and referred to the Gateway Commission and the Regional Planning Agency and both offered no objection.

**MOTION:** Jamin Laurenza moved to approve the revised Section 5; Zones. Said Regulation changes will become effective July 1, 2018. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Michael Farina second. Motion carried unanimously.

**MOTION:** Jamin Laurenza moved to approve the revised Section 3; Definitions as amended. Said Regulations will become effective July 1, 2018. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Gina Block second. Motion carried unanimously.

Mrs. Glidden stated now that Commission has approved the above, they need to change the zoning from Commercial to Village District for those properties falling within the zone. Mrs. Glidden asked Mr. Laurenza to close the meeting and open the public hearing.

**MOTION:** Jamin Laurenza moved to close the public meeting at 10:03 p.m. Wayne LePard second. Motion carried unanimously.

**MOTION:** Jamin Laurenza moved to open the public hearing at 10:03 p.m. Ed Wallor second. Motion carried unanimously.

**7. Public Hearing/Public Meeting: Rezoning of Properties: As Shown on Proposed Zoning Map for the Tylerville Area. (Map is available at Haddam.org or in the Haddam Land Use Office.)**

Using the map, Mrs. Glidden stated the Commission has decided at this point not to do anything with the Conservation District (Green) and the Connecticut River District (Blue), will discuss the other districts.

**a. From Commercial to Village District and b. From Residential to Village District**

Mr. Schwing stated he felt it was a mistake having an industrial zone in the middle of the village district. Mr. Laurenza stated he believes it was discussed that this would be a work center as there are approximately 25 people employed there.

Ms. Schlag stated she understands the stages idea, but believes that the Village District should be both sides of the entire street (Bridge Road).

**c. From Commercial to CT River District**

Tabled.

**d. From Industrial to Conservation District**

Tabled.

**MOTION:** Jamin Laurenza moved to close the public hearing at 10:05 p.m. Ed Wallor second. Motion carried unanimously.

**MOTION:** Jamin Laurenza moved to open the public meeting at 10:05 p.m. Steve Bull second. Motion carried unanimously.



**Meeting:** There was no further discussion.

**MOTION:** Jamin Laurenza moved to approve the proposed Zoning District Changes for properties located in the Tylerville Area of Haddam and shown on the attached map to: Tylerville Village District. Said Map Amendments will become effective July 1, 2018. **Conditions:** 1. Standard permit Conditions. 2. Special Conditions/Modifications – No. Ed Wallor second. Motion carried unanimously.

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

**MOTION:** Jamin Laurenza moved to table the approval of the 7 June 2018 Public Meeting minutes. Wayne LePard second. Motion carried unanimously.

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

None.

#### **10. Scheduling of Hearings**

**5 July 2018 Meeting – Canceled** – Meeting was canceled at the 17 May 2018 meeting.

**16 July 2018 Meeting – Canceled – MOTION:** Jamin Laurenza moved to cancel the 16 July 2018 meeting. Ed Wallor second. Motion carried unanimously.

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

None.

#### **12. Adjournment**

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

The meeting was adjourned at 10:10 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Thursday, 2 August 2018.**