

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS AND MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 18 APRIL 2019
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Gina Block
X	Steven Bull, Vice Chairman
A	Michael Farina
A	Frank (Chip) Frey
A	Jamin Laurenza, Chairman
A	Wayne LePard
X	Edward Wallor, Secretary
X	Liz Bazazi, Alternate - Seated
A	Robert Braren, Alternate
A	Sam Todzia, Alternate
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 7:02 p.m.

2. Pledge of Allegiance

The pledge was recited.

3. Attendance/Seating of the Alternates

All regular members as well as alternate member, Ms. Bazazi, were seated.

4. Additions/Corrections to the Agenda

Move: Item #7-2 – Site Plan Modification of the GCI Project on 457 Killingworth Road to Add Parking to Item #5. Change enumeration on agenda.

MOTION: Ed Wallor motioned to approve the 18 April 2019 agenda as amended. Gina Block second. Motion carried unanimously.

5. Site Plan Modification of the GCI Project on 457 Killingworth Road to Add Parking

Jeff Polke, owner/applicant of GCI Outdoor, was present.

Mr. Polke stated the proposed modification is for nine (9) additional parking spaces in the front island as illustrated in red on the site plan titled "Improvement Location Survey-Record, Showing As Built Conditions, Prepared For GCI Outdoor, 457 Killingworth Road (Route 81), Higganum, Connecticut", Date: Nov. 14, 2018, Job No.: 2714, Sheet 1 of 1, Prepared by Hallisey, Pearson & Cassidy, Civil Engineers & Land Surveyors, Rocky Hill, CT."

Mr. Polke stated the reasons for the modification are: 1) employees, and 2) corporate customers, such as Dick's Sporting Goods, REI, Academy Sports and Outdoors, and Bed Bath and Beyond, will be coming to the office for presentations. Visitor parking is needed and employee parking is almost maxed out (only a few remaining spaces); handicapped parking does take up a huge spot in the front which wasn't taken into account initially. Mr. Polke explained work hours: 8:00 a.m. to 5:00 p.m. with one-half hour lunch break – and traffic pattern – employees primarily stay on site; some may leave for/return from lunch. Mr. Polke also explained he had looked at alternative sites; and the proposed spots are not close to the road; therefore, creating no new risks.

Mrs. Block asked if there was a doorway that faces Route 81 in the area of the proposed parking. Mr. Polke stated no, however, there is a staircase that goes to a door for the loading dock so a door could be accessible. Mr. Polke pointed out the front door to the office building.

Mr. Wallor asked if the proposal meets all the coverage requirements. Mr. Polke stated yes, and that he had reviewed coverage requirements with Jim Puska, Zoning and Wetlands Enforcement Officer.

Mr. Bull asked Mr. Warner if there is anything within the regulations outlining a maximum parking area. Mr. Warner stated no. Mrs. Block stated she thought there needed to be a certain ratio of trees to parking spaces and it appears to be covered. Mr. Bull asked if trees will need to be removed in order to install the parking. Mr. Polke stated no. Mr. Bull asked if the circle on the plan was already installed and would need to be cut into. Mr. Polke stated yes. The area in question is located behind the sign.

Mrs. Block asked if drainage has been addressed. Mr. Polke stated no, but it will be worked out in the plan and that it will follow the same drainage path as it currently does.

Ms. Bazazi asked about the percentage of lot coverage and if the parking is impervious. Mr. Warner and Mr. Polke responded yes. Mr. Bull stated he didn't believe the Commission regulated that. Mr. Polke stated the Commission regulates building coverage. After review of the plan, Regulations Section 21 – Parking, 21-8 Pervious Parking Area: "All off-street parking provided and maintained as paved or graveled surface shall be counted as part of the Lot Impervious Surface Coverage." Mr. Warner stated the maximum lot coverage for Industrial Park Zone is 30 percent as outlined in Section 4, Table 1, Schedule of Area, Height, Bulk and Placement Regulations. After review of the plan, under the Zoning Information Bulk Chart: Industrial Park – Max. Land Coverage shows Required: 30 percent and Provided: 16.4 percent – Building As Built and 28.6 percent – Impervious As Built.

Mr. Bull asked if the town's engineer, Jeff Jacobson, needs to look at the plan. Mr. Warner stated Mr. Polke plans to pitch the parking out into the detention pond and catch basin; however, it can be reviewed. Mr. Bull asked if the Commission needed Mr. Jacobson to do so before approval. Mr. Warner stated no.

MOTION: Ed Wallor motioned to approve the revised site plan as presented for nine (9) additional parking spaces. Copy of map on file in the Land Use Office. Gina Block second. Motion carried unanimously.

6. Public Comments

There were no comments from the public in attendance.

7. Public Hearings/Public Meeting

Proposed Zoning Map Amendment to Change the Zone of Various Publicly Owned Properties and Haddam Land Trust Properties to Conservation Zone.

Hearing: MOTION: Steve Bull motioned to enter into the public hearing - Proposed Zoning Map Amendment to Change the Zone of Various Publicly Owned Properties and Haddam Land Trust Properties to Conservation Zone. Ed Wallor second. Motion carried unanimously.

Mr. Bull opened the hearing at 7:15 p.m.

Mr. Warner distributed/reviewed copies of Map 14 - Generalized Land Use Map, page 72 of the POCD (Exhibit A; copy on file in the Town Clerk's Office and the Land Use Office). The proposed zoning amendment will affect several hundred acres of open space land owned either by the town, the state, or the Haddam Land Trust (HLT), east of Routes 81 and 9. It is merely being taken from residential zoning to conservation zoning as discussed at the last meeting. Mr. Warner noted that this is a more realistic reflection of what is available. Mr. Bull asked the advantage of doing this. Mr. Warner stated it acknowledges what's there and what is already preserved as opposed to what is available for development. Mrs. Block stated it signals the Commission's intent. Mr. Bull stated it's in line with the town's POCD. Mr. Warner agreed, noting that there are always "what ifs". Mr. Warner reported the HLT is aware of the proposal and are fine with it. (Recording Clerk's Note: Specific mapping for state owned, town owned, and HLT owned properties previously distributed via email – Exhibit B, 3 pages; copy on file in the Town Clerk's Office and the Land Use Office.)

There were no comments made by the public in attendance.

Prior to the vote, Mr. Warner noted that there are no objections from the regional planning agency. Kate Packtor asked what the regional planning agency is. Mr. Warner stated it's called RiverCOG, covering Middletown to Old Saybrook, and out of that is a regional planning agency with representatives from all the towns to review from regional impact.

MOTION: Ed Wallor motioned to close the public hearing at 7:18 p.m. Gina Block second. Motion carried unanimously.

MOTION: Gina Block motioned to open the meeting at 7:18 p.m. Liz Bazazi second. Motion carried unanimously.

Meeting: Mr. Bull opened the meeting at 7:18 p.m.

MOTION: Liz Bazazi motioned to waive the reading of the properties. Steve Bull second. Motion carried unanimously.

MOTION: Steve Bull motioned to approve proposed zoning map amendment to change the zone of various publicly owned properties and Haddam Land Trust properties to Conservation Zone. Properties include: **State of CT/Cockaponset State Forest** – Map 19/003 Wiese Albert Road, Map 36/009 Candlewood Hill Road, Map 35/007 Gunger Hill Road, Map 23/006/1 & 23/006 Dish Mill Road, Map 41/010 Pikepole Road, Map 55/002 McTigh Road, Map 43/002 Pokorny Road, Map 58/003 Gladwin Road, and Map 56/004 Jackson Road; **Haddam Land Trust** – Map 04/027/1 Nedobity Road, Map 42/007/26 Mario Road, Map 72/007 Hidden Lake Road, Map 04/027 Nedobity Road, Map 56/004/A, B, & C Morgan's Way, Map 55/012 Bartman Road, Map 36/005A Jacoby Road, Map 72/007 Hidden Lake Road, Map 54/026/A & B Williamsburg/Ivy Road, and Map 43/005/1 Little City Road; **Property of Town of Haddam** – Map 54/021 Thorne Wood Road, Map 54/021/F Thorne Wood Road, and Map 54/021/H Thorne Wood Road. Ed Wallor second. Motion carried unanimously.

Proposed Zoning Code Text Amendment to Modify Existing Section 29 Non-Conforming Buildings and Uses. A copy of the existing and propose text is on file in the Office of the Town Clerk. Applicant Haddam Planning and Zoning Commission.

Hearing: Mr. Bull opened the hearing at 7:23 p.m.

Mr. Warner reported the Commission wanted to attempt to reduce the number of variances that have been occurring, noting there are a number of smaller, substandard lots less than the one (1) acre minimum lot size (i.e., Hidden Lake, Landing Road). Mr. Warner stated when you see a lot of variances it means the zoning isn't working right. Mr. Wallor asked if there are a number of people from the Hidden

Lake area going to the Zoning Board of Appeals (ZBA). Mr. Warner stated yes; and noted that ZBA will hear a variance request from Landing Road. Mr. Warner reviewed the text amendments in red ink (Exhibit C, 2 pages; copy on file in the Town Clerk's Office and the Land Use Office). Discussion followed in regard to proposed language 29.2 – Minimum Yards & Maximum Building Coverage being for non-conforming lots ONLY and allowing for the placement of a shed or a small addition off the front or back; 29.5 Projection of Architectural Features (ALL ZONES).

Ms. Bazazi asked if the Commission wanted to direct the language to specific areas. Mr. Wallor stated no, that it should be for any non-conforming lot. Ms. Bazazi stated she looked at the regulations for Madison and Old Saybrook and voiced her comments. Ms. Bazazi also stated if the Commission is going to call out specific features, they need to be defined. Mr. Warner noted that the proposed language is a combination of language from his time in Middletown and Farmington. Mr. Wallor stated he felt it was a solid foundation to begin with and it's a step in the right direction.

Kate Packtor stated she likes the ideas of definitions as it helps people to understand where they're starting from.

Meeting: MOTION: Steve Bull motioned to open the meeting at 7:43 p.m. Ed Wallor second. Motion carried unanimously.

MOTION: Ed Wallor motioned to approve Zoning Code text amendment to modify existing Section 29 Non-Conforming Buildings and Uses. A copy of the existing and proposed text is on file in the Office of the Town Clerk. Applicant Haddam Planning and Zoning Commission. Gina Block second. Motion carried unanimously.

8. New Business – CGS 8-24 Review

Acquisition by the Town of Haddam of Haddam Elementary School (HES)

Mr. Warner reported a public hearing will be held on Wednesday, 1 May 2019, as to whether the town should acquire HES. Mr. Warner stated he sent an email as to what is proposed as the division of the property and Nathan L. Jacobson Associates (NLJA) is working to put together a survey. Mr. Warner distributed copies of a Proposed Division of HES Property map (Exhibit D; copy on file in the Town Clerk's Office and the Land Use Office) to the Commission and reviewed. Mr. Warner reported existing known monuments at the Rossi property and along the highway were used; and where the lines meet, is where the ten acres plus or minus will be created. Mr. Warner also reported access to the trail network on Swan Hill will be between the northern boundary and the Methodist Church and they will be no reserved parking as the goal is to get people walking.

Mr. Warner stated a referendum to purchase HES will take place in June. Mr. Warner stated P&Z's role is to determine if purchasing HES is consistent with the POCD; and the letter to the Board of Education (BOE) outlines those items in the POCD. Mr. Warner stated assuming the building will no longer be a school, who will provide the proper scrutiny to add to the economic vitality to Higganum Center – Regional School District 17 (RSD17) or the town (who has a more vested interest in it).

Mr. Warner stated HES is a very significant asset in Higganum. Using an untitled handout (Exhibit E, 4 pages; copy on file in the Town Clerk's Office and the Land Use Office), Mr. Warner outlined the positives and negatives between RSD17 v. Haddam owning (controlling) HES. Discussion followed in regard to the costs for an empty building; RSD17 retaining ownership/control; if the town owned/controlled, the town can say no to a tax exempt organization sale; the town could lease the building; and the green v. red blocks showing a lot more opportunities with the town owning HES. In regard to soils, the town would retain the rights and discussion followed in regard to septic issues, sewer issues (the need for a certified operator; 19 buildings within the Center and the potential for insufficient flow – compared with East Haddam). Mr. Warner stated it does not make economic sense to build a sewer system.

Mr. Warner reported the town has been searching for community septic systems and have looked at the following properties: 1) The Brickyard, Dublin Hill Road (4 acres; 1,600 feet away; wells below it; can only handle approximately 10,000 gallons of sewage; area too small). Mr. Warner stated the Center would produce approximately 20,000 gallons and with Rossi up to 50,000 gallons. 2) Lou Nosal, Dublin Hill (9 acres above Higganum Cove). Mr. Nosal has no interest in the matter. 3) Kovicek property, Route 81 between Brookside and CrossFit (wetland, 10,000 gallons, not enough for a system). The problem with community systems depending on size and soil is they may require treatment before going into the system (operator required). 4) Higganum Green was tested due to the Scovil Mills; would hold a 7,000 gallon tank (Dept. of Health, much easier to permit). Mr. Warner noted the school system has excellent soils (6,000 gallon existing tank; additional areas eligible). Mr. Warner has spoken to the Health Dept. to confirm that as long as they are independent systems there could be multiple 7,500 gallon systems and still be under State Health as opposed to DEEP. Mr. Warner has spoken to the HLT regarding this matter and they agree to an easement for a subsurface sewage disposal. There's the potential for four 7,000 gallon systems (28,000 gallons in total) and by controlling the soils it would be to the town's advantage.

Ms. Bazazi spoke in regard to Tom Worthley's comments pertaining to water and that this is something that needs to be considered. Mr. Warner stated the town has been so focused on sewage, it hasn't even thought of water (wells are even more complex; much more regulated). Mr. Warner spoke in regard to what is a realistic vision for the Center.

Mr. Bull asked if the Commission can provide an opinion. Mr. Warner stated yes, by providing a report. The Commission asked if Mr. Warner can make this same presentation at the public hearing. In order to get additional input, Mr. Warner will email those Commissioners who are not in attendance.

Acquisition by the Town of Haddam of the Undeveloped Acreage at HES aka Swan Hill

Mr. Warner reported the BOE will be deeding Swan Hill directly to the HLT. However, Mr. Warner recommended the Commission vote favorably that Swan Hill should be conservation land and that the town acquire Swan Hill in the event the BOE change their minds.

MOTION: Ed Wallor motioned for a favorable report for the acquisition by the Town of Haddam of the undeveloped acreage at HES aka Swan Hill. Steve Bull second. Motion carried unanimously.

Replacement of Structurally Deficient Twin Metal Corrugated Pipe with Twin Reinforced Concrete Box Culvert. Beaver Brook/Beaver Meadow Road.

Mr. Warner reported there are two existing metal pipes that are close to collapsing. New culverts will be installed, the road will not be changed, and Wetlands approval granted on 15 April 2019.

MOTION: Liz Bazazi motioned to approve the replacement of structurally deficient twin metal corrugated pipe with twin reinforced concrete box culvert. Beaver Brook/Beaver Meadow Road. Plans on file in the Land Use Office. Gina Block second. Motion carried unanimously.

9. Approval/Correction of the Minutes

In response to Mr. LePard's concerns regarding comments made by Nicholas Bamonte, attorney for RSD17, Mrs. Batzner reported what she had found from again listening to the audio of the public hearing and having spoken to Peter Baird the following.

Correction to the 7 March 2019 minutes: page 4, last paragraph, first sentence – after “their perspective” add “right now, the property is zoned R1 that allows us to utilize the property in a number of different ways that could be beneficial to the community that includes single and two family homes, it includes accessory apartments, housing for elderly and disabled individuals” and page 5, first paragraph, last sentence – change “Mr. Bamonte stated that the uses that would be allowed bar any residential or

business development of the property. “ to “Mr. Bamonte stated practically any uses allowed as a conservation zone effectively bar any residential or business development of the property.”

In regard to Mr. LePard’s concern about Mr. Bamonte having mentioned potential development off of Dublin Hill Road, it was not Mr. Bamonte that mentioned it, but Mr. Warner who did (see page 6, middle of first paragraph).

MOTION: Ed Wallor motioned to approve the 7 March 2019 Public Hearings/Meeting minutes as amended. Steve Bull second. Motion carried unanimously.

MOTION: Steve Bull motioned to approve the 21 March 2019 Public Meeting minutes as submitted. Ed Wallor second. Motion carried unanimously.

10. Chairman’s Report

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

11. Scheduling of Hearings

Conservation Zones, Tylerville and Haddam Neck – Hearing in about a month. Need to advertise.

12. Town Planner’s Report

Mill Creek Landing Subdivision – Relocation of Driveway 75 Feet to North. Required CTDOT for Sight Line Purposes. Mr. Warner reported this is across the street from Spencer’s Shad Shack. Jeff Rummel received wetlands approval on 15 April 2019 and P&Z approval is good until 2021. DOT had concern regarding the sightline and is requiring the relocation. Three modular houses will be installed.

Acquisition of HES, Public Hearing – Mrs. Block thanked Mr. Warner for the color block presentation; and asked if he would be making the presentation at the public hearing. Mr. Warner stated that would be up to Lizz Milardo, First Selectman.

Tylerville Update – Roundabouts - A public meeting will be held in May for the roundabouts, DOT is very much in favor of them, and installation sometime in 2020 (after installation of sidewalks). **Water Main** - Should be in placed around Thanksgiving 2019. **Sidewalks** – A public meeting will be held in November 2019 and construction should begin in the Spring of 2020.

Better Utilizing Investments to Leverage Development (BUILD) Grants – Mr. Warner reported that another round of grants has been announced and Haddam and East Haddam will be resubmitting their proposal for a walkway on the Swing Bridge.

13. Adjournment

MOTION: Ed Wallor motioned to adjourn. Liz Bazazi second. Motion carried unanimously.

The meeting was adjourned at 8:39 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 2 May 2019.