

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 3 MARCH 2016
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Vice Chairman
A	Arthur Kohs
A	Michael Lagace
X	Jamin Laurenza, Chairman
X	Wayne LePard
X	Carmelo Rosa
X	Edward Wallor, Secretary
A	Robert Braren, Alternate
X	Raul de Brigard, Alternate – (7:02 p.m.)
X	Chip Frey, Alternate - Seated
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. Attendance/Seating of the Alternates

Attendance was taken and all regular members and alternate member, Mr. Frey, were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

None.

Prior to the start of the public hearing, Mr. Laurenza explained the hearing process.

5. CONTINUED Public Hearing: Referral of Proposed Regulation Updates for The Housing Opportunity District, of the *Town of Haddam Zoning Regulations*

This is a continuation from 4 February 2016 and 18 February 2016.

Mrs. Glidden reported that the last time the Commission met there was one outstanding question about “monthly payments” – why the calculation included hot water and heat in some places within the proposed regulations, but not in others. Mrs. Glidden stated that Mark Branse, P&Z counsel, has been consulted and he responded that the difference is – in a rent hot water and/or heat may be included; whereas, in a mortgage it wouldn’t be. Mrs. Glidden also stated that Mr. Branse had responded that it’s

not a statutory issue, but that it's the way the regulations for the 8-30g were set up from the Department of Economic and Community Development (DECD); and that the language that is in the Housing Opportunity District (HOD) regulation is very similar to what is in the state regulations and that is why it was written that way.

In regard to previous discussion concerning Open Space, Mrs. Glidden reported that Mr. Branse clarified that for a subdivision HOD it would be the 25 percent, which is the same as a conventional subdivision, and for a non-subdivision HOD it would have to show what the developer plans to do and dedicate some kind of open space. Mrs. Glidden stated that asked Mr. Branse if the Commission could grant a waiver for open space for a non-subdivision HOD due to it requiring a Special Permit; and the Commission could opt to waive the open space.

Mr. Bull stated that in reading the questions and responses, it appears that the thinking is the underlying regulations go away, when in fact they do not. Mr. Bull suggested there be some clarification made right at the beginning of the regulations. Mrs. Glidden clarified that the HOD would be an overlay zone and the R-2 Zone would still be viable. Mr. de Brigard asked how the Commission will convey the idea to the applicants. Mrs. Glidden stated that an HOD application will not be simple as it will require engineering, legal review, someone executing the affordability aspect of the development, financing, etc. Mr. de Brigard voiced his concern noting that at some point the individuals (commissioners/staff) gathered around the table that are aware of the intent will no longer be at the table to explain the intent. Mrs. Glidden suggested a packet outlining the process using Mr. Branse's email as a guide. Discussion followed.

Mr. Bull noted that Mr. Branse's email addressed Mr. Mazzotta's question in regard to whether all the houses needed to be the same (every house needs to have the same quality on the outside; square footage to remain relatively the same; cannot change the number of bedrooms; and can change the level of finish on the inside). Bruce Mazzotta, Swain Johnson Trail, local contractor, asked about square footage. Discussion followed in regard to square footage, finish quality, and not being able to tell the difference between a market rate house v. a deed restricted house. Mrs. Glidden noted that there can be no more than two bedrooms in a unit.

Mr. Mazzotta asked for clarification in regard to financing. Mr. de Brigard stated that a rental unit could include hot water and/or heat. Mrs. Glidden stated that the number comes from 30 percent of affordable housing income; therefore, it's possible that heat and hot water are covered by the rent; whereas, in a homeownership, heat and hot water would not be a part of the mortgage. Mr. LePard talked about variations in heating costs depending upon the winter temperatures and asked who would be responsible if the 30 percent were to go over. Mrs. Glidden stated that the Department of Housing (DOH) comes up with the 30 percent calculation either annually or bi-annually. Mrs. Glidden also stated that there are a number of programs that can help subsidize overage situations. Ann Faust, Middlesex County Coalition on Housing and Homelessness, and Haddam resident, stated that in terms of rentals it would be up to the individual to either make up the overage or cut back, but believes the indexes are generous. Mrs. Faust stated that there haven't been a number of homeownership properties that have gone into foreclosure.

Mr. de Brigard asked if rentals would always remain the same or if the fee can be increased. Mrs. Faust stated that rental units are recertified every year as are the owners. Mrs. Faust stated that rental fees are based on the tenant's income.

Dave Costa, Walkley Hill Road, asked if there is a figure for what currently are rentals v. single family homes of affordable housing. Mr. Costa stated that most of what he's seen in terms of affordable housing is rentals; and asked if were true. Mrs. Faust stated yes, most are rentals, but they are in areas where there is public water and sewer; and what will limit the options in Haddam is the lack of public utilities. Mr. Costa stated public utilities would help, but aren't required as long as there's good soil for a septic system. Mrs. Glidden stated that the DEEP has a bedroom threshold and it can be a deterrent to exceed that threshold. Mrs. Glidden also stated that Ferry Crossing in Old Saybrook is an example of affordable housing using a septic system.

MOTION: Carmelo Rosa moved to close the public hearing on The Housing Opportunity District at 7:25 p.m. Steve Bull second. Motion carried unanimously.

6. Public Meeting: Referral of Proposed Regulation Updates for The Housing Opportunity District of the Town of Haddam Zoning Regulations

MOTION: Ed Wallor moved to open the public meeting on The Housing Opportunity District at 7:25 p.m. Carmelo Rosa second. Motion carried unanimously.

Prior to the vote, Mr. Bull asked the date of the draft regulations the Commission would be voting on. Mrs. Glidden stated she last revised the draft was 8 February 2016 with two revisions. Mr. Wallor stated that he feels this is a step in the right direction. Mrs. Glidden agreed, noting that it can be modified as time goes by.

MOTION: Jamin Laurenza moved to approve the changes to the following zoning section of the Zoning Regulations and any subsequent numeration or formatting changes for Sections: 1. Section 13B Housing Opportunity District. Changes will become effective April 6, 2016. **Exhibits:** 1. Letter from the Lower CT River Valley Regional Agriculture Council dated February 3, 2016. 2. Letter from the Lower CT River Gateway Commission dated February 2, 2016. 3. Letter from the Lower CT River Valley Council of Governments Planning Committee dated January 27, 2016. 4. Letter dated February 17, 2016 from the Hope Partnership. Ed Wallor second. Motion carried with Mr. Frey abstaining.

7. New Business

None.

8. Old Business

Architectural Review Committee (ARC) – Mr. Bull asked for an update on the ARC meeting. Mrs. Glidden reported that ARC meet to discuss the relocation of a shed at 18 Killingworth Road (Hi-Way Package Store). ARC approved the relocation with conditions (shed to be painted and shingled to match the existing structure).

Mrs. Glidden also reported that ARC and Gary Vivian, Building Official, will meet to discuss ways to work effectively with one another. Meeting scheduled for Thursday, 24 March 2016.

Roundabouts – Mr. Bull asked for an update. Mrs. Glidden reported due to state budget cuts, it's unclear where this item stands.

Tylerville Water – Mr. Laurenza asked for an update. Mrs. Glidden reported that she and Lizz Milardo, First Selectman, have met with DEEP and state legislators. Currently there is \$3.5 million from the Bonding Commission, STEAP funds, Connecticut Water Co. may be contributing, as well as some additional monies. It was suggested that all funds be placed under one legislative act to help support the funding for the public water. Mrs. Glidden stated that Haddam will be responsible for some of the funding, but the state agencies as well as the Connecticut Water Co. will be providing funding. The total project cost is \$7.3-\$7.4 million dollars (currently 60 percent is funded). Mrs. Glidden reported that there are seven wells in Tylerville that have elevated levels of arsenic.

9. Approval/Correction of the Minutes

Correction to the 18 February 2016 minutes: page 3, sixth paragraph, second sentence – add “household” between “median” and “income”.

MOTION: Jamin Laurenza moved to approve the 18 February 2016 minutes as amended. Ed Wallor second. Motion carried unanimously.

10. Chairman's Report

None.

11. Scheduling of Hearings

No public hearings are scheduled.

17 March 2016 Meeting - Canceled – The Commission agreed to cancel this meeting.

12. Town Planner's Report

Plan of Conservation and Development (POCD) Committee – Mrs. Glidden reported that three proposals to update the POCD have been received. The POCD Advisory Subcommittee will be meeting Thursday, 10 March 2016, to interview the consultants and the POCD Advisory Committee will meet Wednesday, 16 March 2016.

13. Adjournment

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

The meeting was adjourned at 7:38 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 7 April 2016.