

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 7 JUNE 2018
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

A	Gina Block
A	Steven Bull, Vice Chairman
A	Michael Farina
A	Arthur Kohs
X	Jamin Laurenza, Chairman
X	Wayne LePard
X	Edward Wallor, Secretary
X	Robert Braren, Alternate - Seated
A	Frank (Chip) Frey, Alternate
X	Diane Waddle Stock, Alternate - Seated
A	Liz West Glidden, Town Planner
X	Jim Puska, Zoning Enforcement Officer
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 and alternate members were seated.

4. Additions/Corrections to the Agenda

None.

5. Public Comments

None.

6. Public Hearing/Public Meeting: A Special Permit to Allow a Dwelling Addition that will Result in a Dwelling in Excess of 4,000 Square Feet Per Section 10.5 of the Haddam Zoning Regulations Located at 180 Camp Bethel Road and Shown on Tax Map 49 Lot 18.

Emily Merriam, owner, present.

Mrs. Merriam stated the old barn/shed will be taken down and a new attached garage with walkthrough will be constructed.

Mr. Laurenza stated that the Gateway Commission is requesting that minimal tree removal take place and to “limb up” as an option if any cutting is considered and that this will be a condition of approval. Mrs. Merriam stated she does not like to remove trees, that there is only one tree in the area and would not remove it. Mrs. Merriam asked if they could remove a couple of the limbs. Mr. Laurenza stated yes. Mr. Puska stated limbs can be removed from the lower third of the tree.

MOTION: Jamin Laurenza moved to close the public hearing and open the public meeting at 7:03 p.m. Ed Wallor second. Motion carried unanimously.

Meeting:

MOTION: Jamin Laurenza moved to approve a Special Permit to allow a swelling addition that will result in a dwelling in excess of 4,000 square feet per Section 105 of the Haddam Zoning Regulations. **Conditions:** Minimize the removal of any of the mature trees that provide a visual buffering of the structure. If desired, applicants are encouraged to “limb up” the lower third of the branches on the trees rather than remove the trees. **Exhibits:** None listed. Ed Wallor second. Motion carried unanimously.

Discussion followed in regard to the signing and filing of the Mylar and the 15 day waiting period.

7. Approval/Correction of the Minutes

MOTION: Ed Wallor moved to approve the 17 May 2018 Public Meeting minutes as submitted. Jamin Laurenza second. Motion carried unanimously.

8. Chairman’s Report

None.

9. Scheduling of Hearings

Tylerville Village Regulations – Thursday, 21 June 2018.

10. Town Planner’s Report

CrossFit – Mr. Puska reported three letters have been received regarding noise at CrossFit and read them into the record. 1) Liz Bazazi to Lizz Milardo, First Selectman, Liz Glidden, Town Planner, Gina Block and Diane Stock, P&Z Commissioners, and Lorraine Riess, dated 05.24.2018, (complaint). 2) Lorraine Riess to Lizz Milardo, First Selectman, and Liz Glidden, Town Planner, dated 05.26.2018, (complaint). 3) Jeff Polke, owner of the building CrossFit is located in, dated 05.31.2018, (response to complaints).

Mr. Puska stated next month that he and Mrs. Glidden will check to see what progress has been made and that the Special Permit would have to be reviewed before any decision is made.

Mr. LePard asked if the Special Permit applies to industrial or commercial zones. Mr. Puska stated this area is residential and commercial; and yes, the business is allowable in that location. Mr. Puska also stated he believes there is a clause within the Special Permit concerning obnoxious/nuisance noise. Mr. Puska stated he has spoken to the new gym owners, Carlos and Jackie Xavier, and they would be glad to speak to the neighbors to introduce themselves and address any concerns the neighbors may have.

Mr. Laurenza noted the area is a tight village community and there’s always the possibility of neighbors making noise you don’t like. Mr. Laurenza stated people have to have tolerance of other peoples’ noises.

Mr. LePard spoke in regard to West Hartford’s noise standard (77 decibels); whereas, Haddam does not have a standard and asked how the town would enforce it. Mr. Puska stated there would have to be a

breech in the Special Permit. Mr. Laurenza and Mr. Wallor stated they did not remember anything within the Special Permit concerning noise. Mr. Laurenza asked who judges what noise is considered loud or annoying. Mr. Wallor stated the parcel is commercial. Mr. Puska stated the area is commercial/resident. Ms. Stock asked if there is noise ordinance for commercial property. Mr. Wallor stated there is not.

Mr. Puska stated their complaints are about the noise that comes out of the building when the overhead doors are opened. Mr. Puska also stated, in his opinion, there is a lot of noise when the doors are opened; however, when the doors are closed, you really don't hear anything.

Mr. Braren asked if the doors are opened for ventilation or some other purpose. Ms. Stock stated when she has driven by and the weather is nice, she has seen participants working outside noting that Cross-Fit is not your typical gym. Ms. Stock asked how the other neighbors feel about this matter since the Commission has only heard from two people. A brief discussion followed in regard to proximity of Ms. Bazazi and Ms. Riess to CrossFit – corner of High Street and Lake Avenue and abutting property owner, respectively; noise from vehicles with load mufflers on Route 81 and High Street; asking for the music to be turned down when the doors are open; there being a massive kid following of CrossFit; whether a Special Permit can be revised; and perhaps the new owners are doing things differently from the previous owner.

The Commission felt it would be good if all parties could get together and have a conversation

11. Adjournment

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

The meeting was adjourned at 7:32 p.m.

Respectfully Submitted,
Bunny Hall Batzner
Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 21 June 2018.