

**TOWN OF HADDAM  
 PLANNING AND ZONING COMMISSION  
 PUBLIC MEETING  
 TOWN HALL  
 21 FIELD PARK DRIVE, HADDAM, CT  
 THURSDAY, 2 AUGUST 2018  
 UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	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
A	Robert Braren, 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**

None.

**6. Discussion of Zoning Changes to Date; Distribution of New Zoning Map**

Mrs. Glidden distributed copies of the updated zoning map and reported that the only changed on the map is the Tylerville Village District as indicated in orange. After a quick review, Mrs. Glidden noted that a part of the Merchant House property is not accurate (to be corrected). Mrs. Glidden stated the Tylerville Village District Regulations as well as the Design Guidelines have been adopted and are in affect. Mrs. Glidden also stated the map is available on the town's website; however, for some reason the new regulations are not (she will look into the matter).

## 7. Discussion of the Connecticut River Zone

Mrs. Glidden stated the last time the Commission met the property owner of Goodspeed Station was not happy and did not want to be a part of the Connecticut River District. Mrs. Glidden stated she believes the intent of the zone changes is to eliminate the straight commercial zoning in Tylerville and will put into play some kind of safe guard requiring anyone to take out a Special Permit before demolishing a structure. Mrs. Glidden stated the Commission tailored the Connecticut River District for the river and that she doesn't see anything within the proposed regulations that would preclude the marina from becoming River District even though the owner expressed concern. Mr. Wallor stated after rereading the minutes, he believes Andrews Marina should be in the River District as well as the Goodspeed Station. Mr. Wallor also stated that the Commission can fit the marina into the River District. Mr. Bull and Mr. Laurenza both stated a marina operation goes along with a river district. Mr. Bull asked where the Goodspeed Station currently fits within the proposed River District. Mr. Wallor stated he doesn't believe it currently does. Mrs. Glidden stated anything currently existing would fit in and reviewed the proposed regulations. Discussion followed in regard to wording and whether the residential house across the street from the Goodspeed Station would be affected by the River District

Mrs. Glidden stated a public hearing will need to be scheduled (October), a Legal Notice posted, and that she will reach out to the property owners affected by this proposal.

Mrs. Glidden asked the Commission how they would like to handle the zoning for the Riverhouse, currently zoned commercial, as it's a standalone parcel and surrounded by residential. Mrs. Glidden stated it could be a part of the Village District. Mr. Wallor stated he didn't believe it belonged in the Village District. Mr. Frey stated he believes the owner of Goodspeed Station didn't fully understand the concept of what the different district meant. Mr. Laurenza stated Mrs. Glidden spent a significant amount of time explaining the proposal prior to the hearing. Mrs. Glidden stated the only parcel that would remain commercial would be the Riverhouse.

**Conservation Zone** - Mrs. Glidden stated the Commission did not adopted the Conservation Zone, which she would like to see done; and questioned whether they would like to rezone the Clark Creek Preserve and the Haddam Land Trust parcel or leave them alone and let it be on a voluntary basis. Mrs. Glidden stated the purpose of this zone is to create a zone that accurately reflects what the town's long term intentions are. Mrs. Glidden also stated she doesn't believe it's appropriate to have a state park zoned industrial and that this is an opportunity to fix that mistake. Mrs. Glidden stated she believes all state property and Land Trust property within the town should be zoned Conservation as this would offer an additional layer of protection.

Mr. LePard asked if the Conservation Zone would be an ongoing zone throughout town citing Higganum Cove not being mentioned. Mrs. Glidden agreed with Mr. LePard that Higganum Cove should be included as well as a number of other parcels; however, she was just focusing on Tylerville at this time. Mrs. Glidden stated if the Commission does not want to just focus on Tylerville, she would recommend the Commission create the Conservation Zone and then as Part 2, create a master list of all parcels in town that should be under this type of zoning with a massive rezoning taking place at a later date. Discussion followed as to whether a subcommittee should be formed to review the additional parcels or whether to ask the Conservation Commission if they would be interested in handling the matter.

Mr. Laurenza asked for clarification in regard to 6A.3.A – Public utility uses (does it include a road). Mrs. Glidden stated it would include power lines, right-of-ways (roads). A brief discussion followed in regard to the potential for a B road going through the Clark Creek Preserve and the DOT parcel. After this discussion, Mrs. Glidden stated she misunderstood Mr. Laurenza's question and that public utilities would **not** include roads that it is meant to include such things as water, sewer, and electricity. Mr. Laurenza stated he felt roads should be included to help with the potential establishment of B roads in the future. Mrs. Glidden stated if there is a concern about a property for a potential road in the future, it should not be

included within the Conservation Zone. Ms. Block asked if the Commission could look at a map and talk about this further. Mrs. Glidden stated yes; however, she does not see a B road being developed on those parcels, in particular, because people were very upset about the land swap issue and permission would need to be granted by DEEP and DOT. Mrs. Glidden stated she believes the Commission needs to get something on the books.

## 8. Work Plan Moving Forward

Mrs. Glidden distributed a one page document titled "Loose ends and work Plan for PZC", drafted 8-1-18. Discussion followed in regard to the items listed: 1) Potential rezoning of a parcel on Route 81. 2) Section 26 – change "lot" to "building". 3) Newly proposed Gateway standards (letter and copy of standards distributed), request to Gateway in regard to changing their definition of height (currently it's difficult for towns to enforce; Gateway should conform to what everybody else has to do; Terrance Downes, Deputy Director, has indicated they probably will not change it; Mrs. Glidden will be attending the hearing), and whether or not the Commission has to approve the Gateway's proposed standards. 4) Revisit outdoor wood-burning stoves (currently prohibited, new DEEP standards, could allow by Special Permit). Mr. LePard noted there is an outdoor wood-burning stove located behind Xavier High School that is under the new DEEP regulations. Mr. LePard also noted there are a few properties that aren't within distance of any houses that would not have to comply with any standard; and asked how they would be handled if the stoves are banned. Mrs. Glidden stated there are about four or five properties that are non-conforming (pre-existing). Mr. LePard stated he's talking about new stoves, not pre-existing stoves. Mrs. Glidden stated currently a new stove is banned in the town. Discussion followed in regard to the Commission adopting the DEEP code and everyone having to meet the EPA emission standards. Mr. LePard stated he didn't believe EPA had emission standards. Larry Maggi, selectman and owner of FireWorks Hearth and Home, stated they are currently in the process of changing their standards (should be within the next three years). Mr. Wallor asked why the Commission couldn't regulate the stoves by setback. A brief discussion followed with Mrs. Glidden stating she would look into the matter. 5. Apartments in the village districts or any other zone other than Housing Opportunity District (HOD). Mr. Wallor stated he would like to see the affordable component on the deed to assist the town in reaching the affordable percent. 6. Allowing other uses such as solar farms (additional research to be done) and wedding venues at historic homes (catered; set up tents – similar to the Lyman Homestead, Middlefield). A brief discussion followed in regard to parking and music. Additional research to be done. 7. Preservation of historic properties not within a Village District or an Historic District. A brief discussion followed in regard to Route 154 being a designated Scenic Highway and the potential for some form of building standard to create a review (noted the complaints/comments in regard to a newly installed metal structure along Route 154, Haddam). To be discussed further at a later date. 8. Creation of a Hidden Lake Zone or Lake Zone – Mrs. Glidden would encourage this with reduced setbacks for non-conforming houses. Mr. Laurenza asked Mrs. Glidden to create language and bring it before the Commission for discussion. 9. WFS – Sunset (cease to mine the property) is 12/31/2019. Mrs. Glidden asked the Commission to be proactive in regard to a plan for the site and that she can reach out to Doug Anderson, owner, to come before the Commission to discuss the matter. Mrs. Glidden stated the restoration of the site is where it should be at this time (Jacobson has reviewed). Discussion followed. 10. B Roads – Will continue to work on this idea and will be submitting for a congestion management study by DOT for Tylerville (sometimes has money for these types of connections).

## 9. Approval/Correction of the Minutes

Corrections to the 7 June 2018 minutes: page 2, Meeting, Motion, first sentence – change "swelling" to "dwelling"; and page 2, Town Planner's Report, CrossFit, fifth paragraph, first sentence – change "77 decibels" to "70 decibels time-weighted average (TWA)".

**MOTION:** Ed Wallor moved to approve the 7 June 2018 Public Hearing and Meeting minutes as amended. Jamin Laurenza second. Motion carried unanimously.

Corrections to the 21 June 2018 minutes: page 2, Conservation Zone, first paragraph, first sentence – change “on them and properties owned by the” to “or”, end sentence at “Connecticut”, and delete “and if they are willing to have them rezoned”; page 2, Conservation Zone, first paragraph, second sentence – change “are zoned residential and commercial, respectively” to “is zoned Industrial”; and page 3, Connecticut River District – sixth paragraph – insert “properties that are currently zoned” between “for” and “commercial” and delete “properties” after “commercial”

**MOTION:** Jamin Laurenza moved to approve the 21 June 2018 Public Hearing and Meeting minutes as amended. Ed Wallor second. Motion carried unanimously.

## **10. Chairman’s Report**

None.

## **11. Scheduling of Hearings**

**16 August 2018 Meeting - Canceled** – Mrs. Glidden reported she will not be able to attend this meeting as she will be attending a meeting in regard to easements for the public water project. Mrs. Glidden also reported there are no applications at this time for this meeting.

**MOTION:** Jamin Laurenza moved to cancel the 16 August 2018 meeting. Chip Frey second. Motion carried unanimously.

**UConn Land Use Academy to Come 9/20/2018 to Discuss Meeting Procedure and Land Use Law -** Mrs. Glidden reported on Thursday, 20 September 2018, Bruce Hyde, Land Use Academy Director and Land Use Educator, will make a presentation on meeting procedures and land use law (some of the subject matter will be P&Z specific). Mrs. Glidden stated she would like to invite all the other commissions to the program. Mr. Frey asked how much public comment will be allowed. Mrs. Glidden stated this is a presentation to the Commission.

## **12. Town Planner’s Report**

**Better Utilizing Investments to Leverage Development (BUILD) Grant** – Mrs. Glidden reported she and Jim Ventres, Town Planner, East Haddam, have finished and submitted the grant and DOT will announce the receipt(s) in December.

**Transportation Alternative Program (TAP) Update (Sidewalks)** – Mrs. Glidden reported they are working on the scope of work within the plans for the sidewalks from Saybrook Road (Route 154) down Bridge Road (Route 82) to the Swing Bridge. Mrs. Glidden stated that DOT noted that there was no lighting indicated within the plans and an Addendum had to be submitted.

**8-24 Referral Reports** – Mrs. Glidden reported she is anticipating two referral reports for water easements for Little Meadow Road for the 6 September 2018 meeting.

## **13. Adjournment**

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

The meeting was adjourned at 8:33 p.m.

Respectfully Submitted,  
*Bunny Hall Batzner*  
Bunny Hall Batzner, Recording Clerk

**The next meeting is scheduled for Thursday, 6 September 2018.**