

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING/HEARING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 7 SEPTEMBER 2017
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Vice Chairman
X	Arthur Kohs
A	Michael Lagace
X	Jamin Laurenza, Chairman
X	Wayne LePard
X	Carmelo Rosa
X	Edward Wallor, Secretary
X	Robert Braren, Alternate
X	Raul de Brigard, Alternate
A	Frank (Chip) Frey, Alternate
X	Lizz Milardo, First Selectman
X	Liz West Glidden, Town Planner
X	Mark Branse, Esq., Land Use Attorney for the Commission
X	Benjamin Matthew, Esq., Land Use Attorney for the Commission
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 were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

Attorney Mark Branse introduced Benjamin Matthew and outlined Mr. Matthew's credentials.

5. New Business

None.

6. Public Hearing/Public Meeting: Site Plan Modification for an Addition to an Existing Building Located at 23 Killingworth Road and Known as the Higganum Pharmacy.

Greg McKenna, owner/applicant, Higganum Pharmacy; Pat Benjamin, Civil Engineer, Bascom and Benjamin; and Ernie Babineau, Vice President, United Building Solution; were present.

Wayne LePard recused himself as he will be representing an abutting property and left the table to sit in the audience.

Mr. Branse reported he had reviewed the Architectural Review Committee's (ARC) minutes of 24 August 2017 and noticed that Steve Bull and Raul de Brigard were present, which they are allowed to do. Mr. Branse asked each to state for the record that they would consider this application on only what they hear at this public hearing and will disregard anything they've heard from any other sources; and if they can't, they need to recuse themselves. Mr. Branse stated this would be true for any of the Commissioners, that they can only base their decision on what they hear during this public hearing. Mr. Bull and Mr. de Brigard stated they will base their decision on what they hear at this public hearing.

Hearing: Using the Site Plan, Mr. Benjamin reported the proposal calls for a 2,310 square foot addition (30 feet to the front and 77 feet to the side) on the southern side of an existing 5,390 square foot building within the Village District. Mr. Benjamin stated the proposal is located on two parcels and in order to complete the project, the parcels will need to be combined creating a 1.14 acre parcel. Mr. Benjamin stated the existing building is surrounded by gravel; there's parking to the front, side, and parallel parking on Route 81; there are two entrances/exits; and the septic system is located to the front with the reserve system just beyond it.

Mr. Benjamin further reviewed the parking noting there are 28 parking spaces on site; and after review of the parking calculations, this would be more than adequate for the uses currently on the site as well as the on street parking.

In regard to lighting, Mr. Benjamin reported there is no additional lighting proposed as there is currently three lights on the front of the existing building, one to the rear, on street LED cutoff lighting as part of the streetscape, and a flood light in the corner of the property.

Mr. Benjamin reported the proposal does conform to the coverage regulations – maximum in the Village District is 70 percent and the proposal will be at 57.5 percent. Mr. Benjamin stated Mr. McKenna is attempting to make this project as easy as possible by extending the structure to the side as he cannot extend the structure to the front due to the septic system.

Mr. Benjamin stated there is gravel to the rear of the building and pointed out the location of an existing wood shed. Mr. Benjamin stated there is approximately 50 feet from the top of the existing rock cut to the property line and pointed out an area that is ledge. Mr. Benjamin also stated there is four to six foot retaining wall and the rock cut will be 60 feet from the property line.

Mr. Benjamin pointed out an existing well that currently is not being used noting that water is coming from a community well located on the abutting property to the north.

Mr. Benjamin noted the landscaping plan from Town and Country Nurseries has been superimposed upon the site plan. Mr. Benjamin reported the proposal calls for the removal of the existing landscaped beds and two maple trees (recommended they be removed) and create three mulched beds with a flowering pear in the middle of each bed as well as Black eyed Susans and Gold Tip Junipers around the trees in all three areas. Mr. Benjamin submitted twelve copies of the landscaping plan (Exhibit A) which was submitted originally by Town and Country.

Mr. Benjamin stated the existing entrances/exits, the sidewalk, and the parking remain the same; however, the proposal calls for an additional entrance to the building and the relocation of the dumpsters to the rear of the building. Mr. McKenna stated there will be a screened fence for the dumpsters. Mrs. Glidden asked if this is shown on the plan. Mr. Benjamin stated no, as he only found out about this on 6 September 2017. Mr. McKenna provided photos of the proposed screening (Exhibit B).

Mr. Benjamin reported the proposed building will be used as a retaining wall. Mr. Benjamin stated excavation will take place 60 feet from the property line and that it's all a rock cut; therefore, there shouldn't be any problem with the existing stabilization. Mr. Benjamin stated he's not concerned with the rock cut as there is only 12-18 inches of soil and the remainder is ledge. Mr. Benjamin also stated the rock cut is about six feet to the back of the building. Mr. McKenna provided a photo of the rock cut (Exhibit C). Mrs. Glidden asked what the original wall was used for. Mr. Benjamin stated he has no idea.

Mrs. Glidden asked if the proposed landscaping is located on Mr. McKenna's property or state property. Mr. Benjamin stated it's over the right-of-way line where there is existing landscaping. Mrs. Glidden again asked whose property it is. Mr. Benjamin stated State of Connecticut property. Mrs. Glidden asked if permits from the state will be obtained. Mr. Benjamin stated he can contact District 2, but generally where there is already existing landscaping, he usually doesn't go to them. Mr. Benjamin also stated he's not too concerned about it as it enhances the area and makes it easier to maintain. Mrs. Glidden stated with the plan there is no landscaping proposed on Mr. McKenna's property. Mr. Benjamin stated there is no landscaping proposed directly on his property.

Mrs. Glidden also asked if there was no additional lighting. Mr. Benjamin stated there is no additional proposed lighting. Mr. McKenna stated Mr. Benjamin allowed him to use a candle meter and he came down to the building on Monday evening at 10:00 p.m. and in front of the building it registered 10 foot candles and at the very corner of the existing retaining wall it registering about three foot candles. Mr. McKenna noted the meter only registers zero to ten. Mr. Benjamin explained the candle meter; and stated he goes by the building every night and doesn't see the need for additional lighting. Mr. McKenna provided a letter from Chip Frey, electrician, who has indicated there is adequate lighting on the property (Exhibit D). Mr. Branse asked if this was a full cut off fixture which is now required by the Building Code. Mr. Benjamin stated the existing lighting isn't full cut off (does not know how long it's been there), but the existing on street lighting is full cut off.

Mr. Bull stated letters have been received pertaining to the landscaping, specifically the proposed pear trees, and believes it was mentioned in the ARC minutes that they would not be a good fit for the Center. Mr. Bull asked Mr. McKenna if there was anyone who had knowledge about that. Mr. McKenna stated he asked Bob Glazier, Town and Country Nurseries, to develop a landscaping plan and as there will be no watering he recommended the pear tree. Mr. McKenna also stated he didn't care what type of tree was planted. Mr. Benjamin stated they will be willing to plant whatever type of tree the Commission would like; and that Mr. Glazier was looking at the conditions where the trees would be planted near Route 81 (plowing, sanding, salt, etc.) and was looking for something hardy. Mr. Bull stated if there is some validity in regard to the type of tree used, the Commission should review that. Discussion followed. Mrs. Glidden submitted the letter from Gail Christie and Mark Stephens (Exhibit E) and noted that she had provided Mr. McKenna with a copy.

Mr. de Brigard stated one of his concerns is that the landscaping fits with the contexts of the surrounding landscaping and that it doesn't look like it's standing off by itself. Mr. de Brigard asked if it would be hard to do. Mr. Benjamin stated Mr. Glazier integrated Black-eyed Susans as is across the street and he wanted the junipers because they would withstand the snow, salt, and sand that will be stockpiled along the edge of the sidewalk. Mr. Benjamin also stated if the Commission would prefer a native tree to replace the pear they will go to the DEEP Native tree list. Mr. McKenna stated he will plant whatever tree the Commission would prefer. Discussion followed in regard to widening the landscaped area in order to avoid the problem of snow, salt, and sand hurting the plant life with Mr. McKenna and Mr. Benjamin stating to widen the area would result in the loss of parking. Mr. Benjamin explained the parking calculation. Mr. McKenna stated in terms of practicality, there cannot be enough room for some seniors to back up and 99.9 percent of his clients are seniors.

Discussion followed at length in regard to the following: number of parking spaces (existing and proposed); marking of spaces (lime or water base latex paint); landscaping not being considered due to a need for parking spaces (based on regulations, reviewed); shared parking (Section 21 of the regulations); reconfiguring parking to accommodate on site landscaping; parking area being used by coffee shop and barber shop customers and apartment residents; and the potential of moving some of the parking to the southern side of the proposed addition as well as adding some buffering.

Mr. Laurenza asked if the monitoring well is sticking up out of the ground. Mr. Benjamin stated it's flush to the ground (an environmental issue). Mr. Laurenza asked if a landscape island could be added in that area. Mr. McKenna stated school buses, big trucks, and snow removal are issues; and the visual of the landscaping is lost due to the parking in front of it. Again discussion followed at length in regard to the amount of parking and the landscaping (lack thereof as well as it being located on state property). Mr.

McKenna stated if the landscaping is required because its part of the ARC review, it's been given. Mrs. Glidden stated there's an opportunity to meet both the regulations from Section 7A and the Design Guidelines. Discussion followed in regard to softening the site with some landscaping such as planters, planted islands, something to showcase the new front doorway and/or the western side of the building and not millions of dollars of trees. Mrs. Glidden stated other applicants who have come before ARC and P&Z have worked with them, and this is about raising the bar and setting a standard.

Mr. Bull stated there's not much that can be done with a Butler building; however, the applicant has an opportunity to spruce the property up which is what ARC was looking for, and therefore P&Z, without a financial hardship. Mr. Bull commended Mr. McKenna for adding the awnings. Using an idea from Mr. Braren, Mr. Bull sketched in some plantings in the area of the entrance on the plan. Mr. Branse stated in the area of parking spaces #28 and #4 (a parallel spot), the corner cannot be used for parking because if there were a #29 it would be backing into #4. Mr. Bull stated the goal should be to find a way to come together to enhance the property at a minimal expense and that is what ARC and P&Z are looking for. Discussion followed as to whether or not ARC had seen the new elevations (no, awnings added after ARC meeting) and the landscaping (plan not presented prior to ARC meeting and additional copies not available at the meeting). Mr. McKenna agreed to put landscaping on the hill, some to the south side of the addition, and additional planters and bench in front of the building.

Mr. Branse asked Mr. Benjamin to come up to the table and showed him, as well as distributed copies, of a plan for Hobart LLC, designed by Bascom and Benjamin (Mr. Benjamin's company) for 18 Killingworth Road (Exhibit F). Mr. Branse stated this plan shows the islands the Commission is asking for. Mr. Benjamin stated the plan for Hobart LLC is a completely different plan as it was for a liquor store with an apartment over the business. Mr. Benjamin stated his company did not design the plan, but rather a landscape architect did (Two Design). Mr. Benjamin stated the pharmacy property is a completely different property from the liquor store and putting landscaped islands in a gravel parking area is difficult at best to maintain. Mr. Benjamin stated if there's a concern about softening the look of the building, he suggested either Mr. McKenna or himself speak to the landscaper to look at different areas for landscaping as they prefer not to remove some of the parking spaces. Discussion followed.

Wayne LePard, representing the Higganum Cemetery Association, stated the slope from the pharmacy to the wall of the cemetery is approximately 20-30 feet up and it would be very difficult for people to climb. Mr. LePard voiced concern over trees along the area having been cut and the wall having been jackhammered out. Mr. LePard stated he would not like to see the hillside sliding down the hill during a heavy rain (noted 1982 rain event) and requested some form of stabilization be added. Mr. Bull asked Mrs. Glidden if Jacobson and Associates had looked at the application. Mrs. Glidden stated she did not give the application to Jacobson for review.

Jack Calhoun, Higganum resident, stated during this hearing no one has mentioned the pharmacy noting the building is unique and there is more apt to be ill or elderly people coming back and forth. Mr. Calhoun stated the way the building sits if an overhead camera were used you would see most people trying to park as close as possible to the door. Mr. Calhoun also stated without hurting the public, finding the compromise to retain the parking while adding some vegetation, but not islands, would be beneficial to both parties.

Mark Lundgren, Higganum resident, stated Mr. McKenna is providing a public service by allowing many people to use his parking lot when not using his services. Mr. Lundgren stated for whatever reason, the on street parking was not maintained during/after snowstorms and he has used Mr. McKenna's parking area. Mr. Lundgren also stated if Mr. McKenna loses parking spaces, he probably would not be able to patronize Higganum Center businesses as he could not count on the on street parking to be cleared of snow/ice/slush. Mr. Lundgren spoke in regard to façade renewals and perhaps this should be considered as a long term plan for Higganum Center as there's more than one building that could use a facelift.

Mr. Babineau stated the thought process is to add onto the existing structure using the same materials as adding different features would only hinder the look rather than improve it. Mr. Babineau also stated the proposed addition would be 30 by 77 feet on the east side of the existing structure, the existing retain wall

will remain and will be part of the exterior finish of the building to the extent of the existing ledge and the slope along the side of the building. To the front and along a portion of the side they will continue to maintain the existing siding that is in place on the building with colors to match. A double door with vestibule is proposed to allow for better handicapped access and to keep the weather out of the building during the winter. Awnings (green) have been added to accentuate the look of the front of the building. A 12 foot showcase window will be added to the side of the front entrance.

In response to a comment about a wall be removed from the rear, Mr. Babineau stated only a small corner of ledge was removed in order to square the building off. Mr. Babineau also stated from what he has seen of the hill, its solid ledge and doesn't believe there should be an issue of the hillside sliding. Mr. LePard stated there is at least one to two feet of soil and trees were growing on it, so he doesn't believe its all ledge.

Continuing with his presentation, Mr. Babineau stated the building will be open expanding the prescription area to the rear with mostly open retail space and trying to retain its current look. Mr. McKenna stated Mr. Babineau's company was the company who rehabbed the entire building; and the proposal is the best solution for the pharmacy to operate appropriately within the town. Mr. McKenna also stated he has to grow and has to do so rapidly.

Mr. Bull asked what is holding the earth back behind the building. Mr. Babineau stated there's a rock face. Mr. Benjamin stated there's a ledge cut similar to what you would see along a highway. Mr. Bull asked if there is a retaining wall. Mr. Benjamin stated no. Mr. McKenna had previously submitted a photo showing the area in question. A brief discussion followed in regard to the barrier blocks that separate the pharmacy property from the coffee shop/barber shop property; the existing retaining wall; and the pouring of a new foundation. A lengthy discussion following in regard to the wall and the slope.

Pete Santangelo, former owner of the building and Higganum resident, stated the proposal is a tax incentive for the town and spoke in regard to the state budget woes. Mr. Santangelo suggested if the Commissioners have not been in the building, to take the time to stop in.

Liz Bazazi, Higganum resident, stated she's pleased that the project is going forward and that the bar should be raised to make Higganum better. Ms. Bazazi stated although the proposal is to help increase taxes, it also is to improve aesthetics and environmental considerations.

Ed Munster, Haddam resident, stated he likes to spend his money at local businesses and having a local pharmacy appeals to him. Mr. Munster also stated he's concerned about the potential impact these types of discussions will have on potential businesses coming to town.

Mrs. Glidden explained the purpose of the Design Guidelines which the Commission adopted. Mrs. Glidden noted the plans submitted to ARC were different from those before P&Z. Mrs. Glidden stated if the Commission should chose to approve the application without landscaping or treatments to the front façade, they may want to consider removing the Design Guidelines attached to the regulations noting that it's not fair to apply that to some applicants and not to others. Mr. Branse stated not only is it not fair, it's illegal; and the Commission has to apply their Guidelines relatively uniformly.

Mr. Santangelo stated there are no big businesses that are coming to Haddam as there is nothing to offer them. Mr. Santangelo stated Mr. McKenna supports the town and believes the Commission is missing the point.

Mr. Benjamin suggested the following: in the area where the dumpsters were located – propose a 65 foot landscaped area 25 feet beyond parking space #6 to soften the edge of that façade. This area would be with all native Connecticut plants (a mixture of lower ornamental plants and bushes). Mr. Benjamin stated they would try to get two spots, but would need to look at it more closely noting there is an existing well (currently not in use, but would like to retain in the event it is needed).

Ms. Bazazi stated there is an existing building which is not attractive and more is being added to it, but each corner could be softened by adding a shrub and visually shortening the building. Mr. McKenna stated the landscaping the hill is not insignificant. Ms. Bazazi provided her sketch to the Commission (Exhibit G).

Taylor Lemon, Higganum resident, stated he works for Mr. McKenna and the business has grown since moving from the Candlewood Hill Road location and customers come from central parts of Middletown, Killingworth, etc. Mr. Lemon also stated not one of the customers has commented about the buildings appearance or the need for plantings; and questioned why does the project have to made into a hassle instead of looking at what already exists and working with that.

Jim Bucko, Higganum resident, stated the Commission not only needs to consider the enhancements on the outside of a building, but also what's on the inside. Mr. Bucko also stated Mr. McKenna knows people by name and donates to the town; and the Commission should visualize what the building would look like vacant if some consideration isn't put towards this application.

Mr. Bull stated everyone wants the pharmacy; however, this is about the Guidelines. A brief discussion followed in regard to how the Guidelines came to be – public hearing and a vote. Mr. Bull stated the only thing the Commission is trying to do is come together on some common ground. Mrs. Glidden stated no one is trying to treat this business differently from anyone else.

Mr. Laurenza asked Mr. Branse to what degree has the Commission applied or not applied their regulations to this application v. other applications in the past. Mr. Branse stated the only plan he's familiar with is the Hi-Way Package Store and it was different from the one being proposed. Mr. Branse stated in Section 7A it prohibits exterior metal and there's a modification provision which says the Commission cannot modify exterior construction materials. Mr. Branse stated the current façade is brick (split face block) and is being extended with metal. Discussion followed in regard to how the Commission would stop another business from doing the same if they should come into the Center. Mr. Branse also informed the Commission that the entire site is before them; and if split face block were added to the façade and landscaping to the new side of the building it would provide some latitude. Using the site plan, Mr. Branse pointed out what he was talking about and that it would strength the Commission in their next application.

Lizz Milardo, First Selectman, stated her goal was to see if a happy medium could be found and voiced support for Mr. McKenna. Mrs. Milardo also stated if there are regulations, they need to be followed; but voiced concern about liability to the town. Mrs. Milardo stated she does not believe this is the building that Mr. McKenna wants to be in, but it's the one that he's dealing with right now. Mrs. Milardo stated she wants to see Higganum Center be vital, but it needs to be worked on and there needs to be some changes. Mrs. Milardo also stated she wants Haddam to be known as a business friendly community, but she also doesn't think the Commission should rubber stamp everything that comes in front of them. Mrs. Milardo asked the Commission to look at the entire picture, if there are things that Mr. McKenna needs to do, it appears as if he's agreeable.

In regard to the ARC, Mrs. Milardo stated she was not in office when that came to be. To the point of asking if it were voted on it, Mrs. Milardo stated when there's a town meeting, the fate of the entire town is usually determined by three people being in attendance. Mrs. Milardo also stated whether the ARC is a great guideline, a lot of work/effort went into it, and that she has great respect for Mrs. Glidden, but the Commission needs to look at the big picture. Mrs. Milardo wants to see the Center blossom and bloom, but at the same time she doesn't want businesses to be afraid to come into town and come before any commission to get their plan thrown out the window. Mrs. Milardo stated the town needs Mom and Pop stores and they need to be vital.

Mrs. Milardo concluded by stating she would like to see a happy medium, for both sides to come to a conclusion together, so the town isn't giving something up (raising the bar and holding standards) while also working with someone from the community who's willing to make those changes.

Mr. Rosa stated he appreciates all the input received tonight and that it's what the Commission wants as well. Mr. Rosa spoke in regard to carrying the split face block over into the addition (would help to meet the Guidelines). Mr. McKenna stated he wouldn't be able to match the block, but was willing to use some form of masonry format and paint it a tan color. Mr. Babineau explained a bit further. Mr. McKenna stated the plan is not 100 percent accurate as Dryvit is used on a portion of the existing building; and he agreed to use it on the proposed addition. Mr. Laurenza asked that there be screening/plantings in the area of where the dumpsters were located. Mr. Benjamin stated a native planting could be put in.

Charlene Lemon, Higganum resident, stated this is the first time she has attended a hearing and could see how it can be discouraging and overwhelming. Mrs. Lemon pointed out there were no young people present and could understand why. Mrs. Lemon stated she could see the Commission was trying to reach a resolution.

Prior to the close of the hearing, Mrs. Glidden wanted to clarify what had been received: elevation drawing date stamped September 5 from Fred Marzec Architects, revised August 10 (the one with the awning); letter from Gail Christie and Mark Stephens; Pat Benjamin's site plan dated 7/18/17; landscape plan date stamped August 30, submitted by Pat Benjamin, drawn by Bob Glazier; colored plan from Pat Benjamin where he took Bob Glazier's plan; letter from CRAHD (reviewed plans and offer no objections); letter from Chip Frey; memo from ARC addressed to Jamin Laurenza from Joe Bergin, dated August 25; ARC 8/24 minutes unapproved; and photos submitted during the hearing.

Mr. Branse asked Mr. Benjamin the new location of the dumpsters. Mr. Benjamin stated the northeast corner. Mr. Laurenza asked Mr. McKenna if he was agreeable to adding the façade to the front of the proposed addition; the tree on the corner; some landscaping behind parking spaces #14 to #16 (65 foot area); and add parking spaces #29 next to #14. Mr. McKenna stated putting a tree where it will shed leaves will create a slipping hazard on the walkway and suggested an evergreen. Mr. Branse and Mr. Laurenza stated an evergreen would be fine. Mr. Branse asked for clarification as to where the Dryvit material will be used – the block to remain as is, but the south façade of the building will be the Dryvit.

MOTION: Steve Bull moved to close the public hearing at 9:10 p.m. Ed Wallor second. Motion carried unanimously.

MOTION: Jamin Laurenza moved to open the public meeting at 9:10 p.m. Ed Wallor second. Motion carried.

Meeting: Mr. Branse recommended the Commission take a short recess to allow time to pull together a motion. Mr. Bull asked if the Commission could discuss the matter with Mr. Branse stating yes.

Mr. Bull stated there is an arm of P&Z, ARC who turned down the application; however, since then without P&Z's input, there has been a lot of work done by Mr. McKenna as well as a lot of discussion at the hearing. Mr. Bull stated for P&Z to approve the application without ARC's approval is a problem. Mr. Rosa stated the intent for what ARC was suggesting through their memo has been achieved during the hearing. Discussion followed as to whether or not this application should go back before ARC with Mr. Branse stating the public hearing has been closed; therefore, additional testimony cannot be received. Mrs. Glidden stated in fairness to ARC, they reviewed different plans from what the Commission reviewed. Mrs. Glidden suggested in the future, applications be formally accepted by P&Z and referred to ARC – this would insure P&Z and ARC are looking at the same plans. Mrs. Glidden also stated it is not the responsibility of P&Z or ARC to design a building for an applicant.

Mr. Rosa stated P&Z moved to a solution and the Commission needs to finish the matter. Mr. Wallor stated it's a solution that follows P&Z's regulations and guidelines. Mr. Kohs stated there were concerns and Mr. McKenna addressed them. Mr. Kohs also stated the town does not want to lose the pharmacy; and although he believes in the regulations, the Commission needs to look at the bigger picture. Discussion returned to ARC with Mr. Bull requesting that ARC be made aware of how P&Z feels about their work. Mr. Bull asked if ARC could be invited to a P&Z meeting for discussion. Mrs. Glidden stated yes.

Prior to the vote on the motion, Mr. Bull asked Mrs. Glidden if the Commission should ask Jacobson and Associates to review the slope as there was concern about it sliding. Mrs. Glidden stated Jacobson has been out to look at the slope, but not as a part of this application. Mrs. Glidden also stated Jacobson found nothing of major concern. Mrs. Glidden stated she will look for the memo submitted at that time and email it to the Commission (memo to Jim Puska, ZEO, from Jeff Jacobson, P.E., dated April 11, 2014). Mr. Branse stated the memo cannot be added into the record; however, the Commission is allowed to receive staff input that doesn't raise new issues, but simple responds to issues of the public hearing.

Mrs. Glidden stated the Commissioners would normally sign the motion sheet; however, this will not be the case in this matter. Mr. Branse stated their signatures are not a legal requirement. Mr. Branse will email the motion to Mrs. Glidden and anyone else who wants it and it will also be a part of the minutes.

MOTION: Carmelo Rosa moved to approve a modification to a previously approved site plan to add 2,100 square feet to an existing structure in the Village District as shown on Elevation drawings from Fred Marzec – Architects, LLC titled “Expansion to the Higganum Pharmacy”, dated 7-31-2017, and revised August 10, 2017, received by the Land Use Office via email September 5, 2017 and the site plan titled “Site Development Plan” for Route 81 Higganum Associates, LLC; 23 and 27 Killingworth Road, dated 7-18-17 by Bascom & Benjamin, LLC. **Conditions:** 1. the front (street-facing) façade of the new portion of the building shall be the same material, and the same color, that was used next to the health club entrance doorway from the top of the window lintel to ground level, and the entire front façade will be painted the same color as the existing façade. 2. The dumpsters shall be relocated to the northeast corner (at the intersection of the cemetery and the coffee shop parcels) of the site and enclosed in accordance with the photo submitted by the applicant, and that area replaced by one parking space, and the planting area described in Condition #4. 3. A 25 x 65 foot planting bed will be created to the left side (reservoir side) of the building, starting at parking space 16 and continuing to the left wall of the building, including the landscaping area described in Condition #4. This planting area will be landscaped with native trees and shrubs to the satisfaction of the Town Planner. 4. A planting area will be created along the left side of the building addition from the front wall to that point where the existing concrete retaining wall ends, being approximately 20 feet. Such planting area will be planted with two evergreen trees of at least six foot height at time of planting and other shrubs and plants to the satisfaction of the Town Planner. 5. The awnings shall be included in accordance with the supplemental plans submitted by the applicant and shall be green as stated by the applicant. 6. Parking spaces shall be striped, as indicated by the applicant's engineer. 7. Revised plans reflecting these conditions shall be submitted by the applicant prior to the issuance of a Zoning Permit and approved by the Town Planner and Commission Chairman. 8. Landscaping will be provided as discussed per the plan submitted by Bob Glazier and Patrick Benjamin that is attached as Exhibit A. **Exhibits:** 1. Map titled “Site Development Plan” for Route 81 Higganum Associates, LLC; 23 and 27 Killingworth Road, dated 7-18-17 by Bascom and Benjamin, LLC. 2. Application for Site Plan Review date stamped received August 9, 2017 by the Land Use Office and signed by Gregory E. McKenna. 3. Landscape plan drawn by Bob Glazier of Town and Country Landscaping for Higganum Drug, Scale 1”=6’. 4. Elevation drawings from Fred Marzec – Architects, LLC titled Expansion to the Higganum Pharmacy, dated 7-31-2017, and revised August 10, 2017, received by the Land Use Office via email September 5, 2017. 5. Elevation drawings from Fred Marzec - Architects, LLC titled Expansion to the Higganum Pharmacy, dated 7-31-2017, and revised August 10, 2017, received by the Land Use Office via email September 5, 2017. 6. Exhibit A: Landscape plan drawn by Bob Glazier of Town and Country Landscaping and overlain on site plan, shown as. 7. Exhibit B: (4 pages) photo of dumpster enclosure and fencing. 8. Exhibit C: photo of remaining concrete wall and bedrock. 9. Exhibit D: Letter dated 2/9/17 from Chip Frey to Greg McKenna regarding lighting. 10. Exhibit E: packet containing the following: Letter dated August 31, 2017 from CRAHD, approving the plan and signed by Ryan Grenon, MPA, RS. Copy of ARC recommendation dated August 25, 2017 to Jamin Laurenza, PZC chairman from Joseph Bergin, ARC chairman. Letter dated August 29, 2017 from Gail Christie and Mark Stephens. 11. Exhibit F: Map 3406 of 18 Killingworth Road. 12. Exhibit G: sketch from Liz Bazazi, AIA. 13. Exhibit H: Architectural Review Committee minutes dated August 24, 2017. Ed Wallor second. Motion carried unanimously.

MOTION: Jamin Laurenza moved to change the agenda by moving Item #7 – Site Plan Modification to Item #8 and Item #8 – Approval of Minutes to Item #7. Carmelo Rosa second. Motion carried unanimously.

7. Approval/Correction of the Minutes

MOTION: Ed Wallor moved to approve the 3 August 2017 public hearing/meeting minutes as submitted. Carmelo Rosa second. Motion carried unanimously.

8. Public Hearing/Public Meeting – Continued:

A Site Plan Modification for a Change to the Pond Design to Increase Length of Pond and Decrease Height and Location of Retaining Wall, Revised Site Plan for As-Built Location of Building, Moved Parking to be in Front of Building for Commercial Building at 201 Saybrook Road, which is Shown on Tax Map 05 Lot 057.

This is a continuation from 15 June 2017, 20 July 2017, and 3 August 2017.

Ralph Vynalek, owner, and Chris Bell, engineer, representing Mr. Vynalek, were not present.

Hearing: Mrs. Glidden reported the Commission had kept the hearing open and it needs to be closed. Once the hearing is closed, the meeting can be opened, a motion made and voted on, and the matter will be concluded

MOTION: Jamin Laurenza moved to close the public hearing and open the meeting at 9:42 p.m. Ed Wallor second. Motion carried unanimously.

Meeting: Mr. Laurenza asked Mrs. Glidden if she had everything that's required for this application. Mrs. Glidden stated yes; and informed the Commission that the plan shown at the 3 August 2017 meeting is still the plan essentially in effect.

MOTION: Jamin Laurenza moved to approve a modification to a previously approved site plan for a 5,600 square foot commercial space, parking and retaining wall. The site plan modification will make changes to the site plan filed in the Haddam Town Clerk's Office as #3321. Drawn by Christopher G. Bell. This site plan was last modified and recorded in April of 2013. **Conditions:** None. **Exhibits:** 1. Map titled Site Development Plan for 201 Saybrook Road prepared for Vynalek Construction, drawn by Christopher G. Bell dated October August 23, 2004, and revised July 13, 2017. Edward Wallor second. Motion carried unanimously.

9. Chairman's Report

None.

10. Scheduling of Hearings

POCD Public Hearing at BOS on 20 September 2017 – Mrs. Glidden reported there are no hearings scheduled for the Commission's 21 September 2017 meeting and it's her hope that everyone will attend the BOS hearing on 20 September 2017 to support the POCD. Mrs. Glidden asked the Commission if they would like to cancel their 21 September 2017 meeting.

MOTION: Jamin Laurenza moved to cancel the Thursday, 21 September 2017, P&Z meeting in order to allow the Commission to attend the BOS public hearing on Wednesday, 20 September 2017. 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 9:45 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 5 October 2017.