

**TOWN OF HADDAM  
 PLANNING AND ZONING COMMISSION  
 PUBLIC MEETING/HEARING  
 TOWN HALL  
 21 FIELD PARK DRIVE, HADDAM, CT  
 THURSDAY, 20 OCTOBER 2016  
 UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Steven Bull, Vice Chairman
X	Arthur Kohs
X	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
A	Frank (Chip) Frey, 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. Attendance/Seating of the Alternates**

Attendance was taken and all regular members were seated.

**3. Additions/Corrections to the Agenda**

None.

**4. Public Comments**

None.

**5. Public Hearing/Public Meeting: A Special Permit to Allow a Detached Accessory Apartment on 5 Evergreen Road, Shown on Assessor's Tax Map 54, Lot 33-6.**

E. Paul Lambert, engineer, Lambert Engineering; David Weiss, Esq.; and Julio Riera, owner/applicant, were present.

Mrs. Glidden reported she had sent comments by Jeff Jacobson, town engineer, Nathan L. Jacobson & Associates, regarding this application to all Commissioners (copies made available at hearing).

Using a site plan, Mr. Lambert reported the property is 4.1 acres with frontage on both Evergreen and Beaver Meadow Roads and pointed out abutting properties and their distances to the proposed activity. Mr. Lambert noted physical features of the property - wetland area along the southerly boundary down to Beaver Meadow Road which is to remain undisturbed and driveway access to the 60 foot long by 48 foot wide barn is off of Beaver Meadow Road.

Mr. Lambert reported the house is located a short distance from Evergreen Road and the driveway coming down to it has a gradient of 5 to 12.5 percent. Mr. Lambert noted the original application did not show a driveway between the house and the barn. Mr. Lambert stated that the barn is an accessory building to the house noting that the basement level is for the parking of a boat/trailer, the second level will be a combination workout area and/or music activity area, and the attic level is the location of the two bedroom accessory apartment (under 800 square feet). Mr. Lambert noted another difference from the original application is the addition of a porch that is 8 feet wide by 40 feet long with a roof. Mr. Lambert also pointed out the septic systems for the barn and house, respectively.

Mr. Lambert outlined the reasons for the denial of the original application; and reported he had met with Mrs. Glidden and a connecting driveway has been developed to address two of the reasons for denial of the original application. Mr. Lambert also reported Mr. Jacobson has reviewed the new application and presented a review memo indicating three of the turns were not up to the town's standards for a center-line radius of 50 feet. Mr. Lambert stated he has spoken to Mr. Jacobson in regard to comments within the memo and have worked out those issues and presented a revised plan (copies distributed; one placed on file in the Land Use Office).

Mr. Lambert reviewed the revised plan with the Commission. The driveway comes down the left side of the house with a radius meeting the town's regulations; however, due to not being able to meet the regulations in a manner that would not create other issues, Mr. Lambert reworked the driveway to meet the regulations all the way through. The gradient of the driveway varies from 10 percent to 14.5 percent. The maximum gradient per the town's regulations are 15 percent.

Mr. Lambert also reported he had discussed with Mr. Jacobson stormwater management. Mr. Lambert briefly reviewed the original stormwater management proposal and then explained the revised proposal - a second level spreader has been added to collect water and spread it out rather than have the water collect in a concentrated flow and the drainage along the north side heading to the northeast corner is handled by drainage structures and a swale. Mr. Lambert stated that the stormwater management items mentioned in the memo have been addressed in the revised plan and a copy has been dropped off at Mr. Jacobson's office; however, he had not heard back from him. Mrs. Glidden reported she had met with Mr. Jacobson at 5:00 p.m. and he had not received the plans at that time.

Mr. Lambert addressed Mr. Jacobson's comment in regard to the installation of protective barriers (either boulders or guardrail fence) along the driveway. Mr. Lambert reported because the gradient exceeds 10 percent a hard surface is required and a chip seal surface will be used.

Mr. Lambert stated he believes the items within Mr. Jacobson's memo have been addressed.

Mrs. Glidden asked Mr. Lambert if he had addressed Mr. Jacobson's comment pertaining to Section 130B.11; and if so, to point it out on the plan. Mr. Lambert stated he had addressed the comment; and on the drawing submitted to Mr. Jacobson he had added 9.5 at the gutter line and 209.5 at the top of the driveway.

Mr. de Brigard asked about the primary septic system. Mr. Lambert stated due to the revision of the driveway, the system was moved up gradient. Mr. Lambert also stated with the driveway revision, it will be a shorter distance for the sewage truck to sit to pump out the tank.

Mr. Lambert briefly reviewed the elevation drawings of the barn noting the addition of the proposed porch and similar features between the house and barn – window treatments and elements, dormers, and patio and porch.

Mrs. Glidden asked Mr. Lambert to show a floor plan of the detached accessory apartment itself. Mr. Rosa asked for the east elevation of the barn as this is the tallest elevation and noting that it was not included in the Commissioner's packets. Mr. Lambert reported that side of the barn is shielded by woods from any of the houses in that direction. Mr. Lambert was allowed time to go to his car to obtain a copy of the elevation plan as he wanted it on the record. While Mr. Lambert was out to his car, Mrs. Glidden

reported she had reviewed the elevation drawings with the building official and the open area above the detached accessory apartment is all rafter space (not considered floor space) and is not considered a part of the calculation of height. When Mr. Lambert returned, he submitted a full size copy of the architectural drawings and after review, it was determined they too were missing the elevations Mr. Rosa had requested. Mr. Lambert stated the floor plan has not changed since the original submission; however, the dormers and the porch are new. Mr. Lambert will provide a copy of the missing elevation.

Mr. Rosa stated there are three floors being proposed in the barn – basement, first level, and second level. Mr. Lambert stated by definition within the town's regulations the basement is a basement and the first floor becomes the west entrance area and the attic level has the accessory apartment.

Mr. Laurenza asked if the dormers added to the square footage. Mr. Lambert stated the architect is aware of the calculations; however, if it's an issue, it can be addressed. Mr. Rosa noted the hatched area on one of the sheets covers the 799 square feet.

Mr. Rosa asked about the proposed surfaces for the driveway. Mr. Lambert stated the driveway coming in off of Beaver Meadow Road will be processed stone as it doesn't exceed the 10 percent grade and other areas will either be paved with bituminous or chip seal. Mr. Rosa asked that the plan show this detail. Mr. Lambert reported that from the cul-de-sac, the driveway to the garage for the house is bituminous concrete and the connecting driveway to the lower level driveway is a chip seal surface. Mr. Lambert asked Mr. Riera if the intent is to keep the lower driveway to the barn processed stone and from the lower level up around the barn will either be black top or chip seal. Mr. Rosa stated if chip seal meets the requirement of hard surface, he finds it to be a nicer surface. Mr. Lambert agreed.

A brief discussion followed in regard to whether or not to keep the public hearing open with Mr. Lambert requesting the hearing remain open to allow Mr. Jacobson to review and comment on the revised plans. A brief discussion followed in regard to when to continue the public hearing. It was determined the Commission would continue the hearing to Thursday, 3 November 2016, at 6:30 p.m.

Mr. Bull asked Mr. Riera what the barn will be used for. Mr. Riera stated the basement will be used for the storage of his boat, second floor level will be used for storage, music and workout areas, and the accessory apartment is for his parents. Mr. Riera stated he knows the structure is large, but he wants to make sure everything is legal.

**MOTION:** Jamin Laurenza moved to continue the public hearing until Thursday, 3 November 2016, at 6:30 p.m., Town Hall, 21 Field Park Drive, Haddam. Ed Wallor second. Motion continued.

The hearing/meeting has been continued until Thursday, 3 November 2016, 6:30 p.m.

## **6. Public Hearing/Public Meeting: A Text Amendment Petition to Change Section 23.6.3, Separate Family Quarters of the Town of Haddam Zoning Regulations.**

Mr. Laurenza opened the public hearing at 7:54 p.m.

Mrs. Glidden reported that the revisions were posted in the Town Clerk's Office and advertised accordingly. The Commission reviewed the final draft of the proposed revisions with Mr. Rosa asking the difference between Items 8 and 10. Mrs. Glidden stated Item 10 is worded properly and Item 8 will be struck. A brief discussion followed in regard to there being no mention of limiting the size of the structure. Mrs. Glidden noted that most towns have a regulation that says the accessory structure shall not be larger than the principal structure. Discussion followed in regard to structures being in character with the neighborhood.

**MOTION:** Carmelo Rosa moved to close the public hearing at 7:53 p.m. Ed Wallor second. Motion carried unanimously.

Mr. Laurenza opened the public meeting.

**MOTION:** Jamin Laurenza move to approve the amendment of Town of Haddam Zoning Regulations Sections 23.6.3: Separate Family Quarters as drafted and posted in the Town Clerk's Office. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Ed Wallor second. Motion carried unanimously.

## **7. Old Business:**

**Plan of Conservation and Development (POCD)** - Mrs. Glidden reported the Horsley Witten Group will be making presentations on the following dates: Thursday, 3 November 2016, to the Commission and subcommittee at the Town Hall and Thursday, 1 December 2016, a public forum at the Community Center.

## **8. New Business:**

**Update on the former Duffy's Pub** - Mr. Kohs asked for a status report. Mrs. Glidden reported there is nothing new at this time, but did note the building is secure. Mrs. Glidden also reported Mr. McKenna would like to put in a new pharmacy and development on the vacant lot next to his existing pharmacy and combine the two lots; and then do something with the former pub. Mrs. Glidden stated there are no regulations/provisions for unmaintained properties.

**Rossi Site** – Mr. Bull asked if the demolition of all the buildings had taken place. Mrs. Glidden stated yes, all three structures have been demolished. Mrs. Glidden also stated she recently meet with them and discussed the possibility of a self-contained sewer plant on their property with the town adding on to it and taking over the operation/maintenance of the facility (a private/public partnership). Mrs. Glidden reported they will be meeting with Wright-Pierce next week to discuss their report.

**DOT Meeting** – Mrs. Glidden reported there was a meeting to follow up on the Connectivity program (for sidewalk plans). Mrs. Glidden also reported DOT is working on bridge plans to repair the swing bridge and a feasibility study to add a walkway on the northern side is being conducted. Mrs. Glidden stated she is working on a pedestrian plan for Tylerville.

**Haddam Center Sidewalks** - Mrs. Glidden reported she has spoken to Mr. Jacobson and Chris Corsa, Assistant Director of Public Works, in regard to the condition of the existing sidewalk running from the Thirty Mile Island Plantation Burying Ground to the UConn Extension Center and the need to repair or replace them. Mr. Wallor and Mrs. Batzner stated it was their opinion that these sidewalks are used more than the ones in Higganum.

**Tylerville Market Study** - Mr. Wallor asked Mrs. Glidden not to forget about the UConn vision plan. Mrs. Glidden stated at the Commission's 17 November 2016 meeting, a presentation regarding the initial feedback from the Tylerville market study as well as some planning ideas will be given. Mrs. Glidden stated a constant theme is creating some secondary roads to create a block effect. A brief discussion followed in regard to whether a secondary road could be created especially with the proposed installation of two rotaries.

**EIC Sign Company** – Mr. Laurenza asked if the town was losing a business. Mrs. Glidden stated she did receive a listing, but does not know if the business is moving out of town.

**Proposed Demolition of an Historic House on Bridge Road** - Mr. LePard asked about the proposed demolition of an historic house on Bridge Road. Mrs. Glidden explained the owner of the house has requested a demolition permit and the 120 day waiting period (a time for the historical society, historical preservation trust, and the property owner to talk) has started.

## 9. Approval of Minutes

Corrections to the 6 October 2016 minutes: page 2, seventh paragraph, end of paragraph – add the following notation – “(Recording Clerk’s Note: After the public hearing/meeting, Mrs. Glidden send an email to all Commissioners, dated 11 October 2016, amending her statement that both sites were not within the Gateway Zone as both sites are approximately 300 feet within the Gateway Zone.); and page 3, seventh paragraph, seventh line – change “it’s solid rock” to “there’s a lot of ledge”.

**MOTION:** Jamin Laurenza moved to approve the 6 October 2016 minute as amended. Steve Bull second. Motion carried with Mr. Laurenza abstaining.

## 10. Chairman’s Report

None.

## 11. Scheduling of Hearings:

**5 Evergreen Road – Public Hearing – Continued to Thursday, 3 November 2016.** Hearing to begin at 6:30 p.m.

**Plan of Conservation and Development (POCD) – Baseline Report presentation by Horsley Witten – Thursday, 3 November 2016, 6:30 p.m.**

## 12. Town Planner’s Report

Mr. Laurenza asked Mrs. Glidden who will be filling in for her while she’s on maturity leave. Mrs. Glidden stated Jim Puska, Zoning Enforcement Officer, will be covering for her.

## 13. Adjournment

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

The meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Thursday, 3 November 2016, 6:30 p.m.**