

**TOWN OF HADDAM  
 PLANNING AND ZONING COMMISSION  
 PUBLIC HEARING/MEETING  
 TOWN HALL  
 21 FIELD PARK DRIVE, HADDAM, CT  
 THURSDAY, 22 SEPTEMBER 2016  
 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
A	Carmelo Rosa
X	Edward Wallor, Secretary
X	Robert Braren, Alternate - Seated
A	Raul de Brigard, Alternate
X	Frank (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 and alternate members were seated.

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

None.

**4. Public Comments**

None.

**5. CGS Section 8-24 Referral for Town Road Acceptance: Brookes Court located off Saybrook Road in Tylerville**

Lisa Wadge, owner, was present.

Mrs. Glidden gave some background information and reported the developer is now asking for the town to accept the road. Mrs. Glidden reported she asked Jeff Jacobson, town engineer, Nathan L. Jacobson & Associates, to inspect the road and that he had the fire department inspect the fire tank.

Mrs. Glidden reported there are several items which need to be completed and read from Mr. Jacobson's letter dated 22 September 2016. 1) An LED street light remains to be installed by Eversource on utility pole #557 located at the intersection of Brookes Court and Route 154. Eversource Work Order has been executed; however, until the overhead utility wires are placed on the new utility poles, the light cannot be

installed which is beyond the control of the applicant or the town. 2) The solar street light specified by the town at the end of Brookes Court remains to be installed. The applicant has advised the street light has been received and installation is expected to be completed within the next couple of weeks. Light must be installed prior to final acceptance of Brookes Court by Town Meeting. 3) Street sign installed is the required size; however, letter does not conform to the current town standard for upper/lower case letters in a "Clearview HWY" font. Sign should be replaced with one that conforms to town standards prior to release of the Maintenance Bond. 4) Six foot high white pine buffer plantings required by P&Z along the rear of Lot #5 and a portion of Lot #4, as well as along the side of Lot #3 and a portion of Lot #4 have not been installed. Due to the current drought and existing soil conditions, applicant has been advised against planting at this time. As there are sufficient funds in the Maintenance Bond to cover the cost of these plantings, and they are not related to public safety, there is no objection to deferring these plantings until more suitable conditions exist, provided they are planted prior to expiration of the Maintenance Bond. 5) Warranty Deed, Certificate of Title, and easement documents for the fire department water storage tank and all storm drainage improvements located outside of the public right-of-way, should be reviewed by the Town Attorney for review and approval. All documents must be ready for filing in the Haddam Land Records prior to approval by Town Meeting. (Mr. Jacobson's letter is on file with the minutes in the Town Clerk's Office and in the Land Use Department.)

Mrs. Glidden advised the Commission of their options. Mr. Laurenza asked the amount of the Maintenance Bond. Mrs. Glidden stated \$42,000. Mr. Laurenza asked the number of trees. Mrs. Glidden stated the amount of the trees equals approximately \$2,000.

**MOTION:** Robert Braren moved to approve a report to the Board of Selectmen that supports the acceptance of approximately 500 linear feet of road, known as Brookes Court, and shown due north of the property shown at the address of 1572 Saybrook Road. **Conditions:** Prior to being forwarded to the Board of Selectmen the following items shall be completed: 1. LED street light installed by Eversource on pole #557. 2. Solar street light at the end of Brookes Court be installed. 3. A deed for the road submitted and reviewed by Town Council. **Exhibits:** 1. Letter dated 9/22/16 from consulting engineer, Geoffrey Jacobson, P.E. Jamin Laurenza second. Motion carried unanimously.

Ms. Wadge thanked the Commission.

## **6. Public Hearing/Public Meeting: Zoning Change Petition for 457 Killingworth Road to Change the Zone from R2 to Industrial Park Zone. Shown on Tax Map 34, Lot 004-2.**

This hearing/meeting was originally scheduled for 13 September 2016 (postponed).

Jeff Polke, owner, GCI.

**Hearing:** Mr. Laurenza opened the public hearing at 7:08 p.m. Mrs. Glidden explained due to miscommunication regarding the Legal Notice, the hearing/meeting originally scheduled for Tuesday, 13 September 2016, was rescheduled to allow the reposting of the Legal Notice in conformance with the State Statutes.

Mr. Polke reported he and his business partner own GCI Outdoor, a product development company for the camping/outdoor industry, and they have been in town for ten years at their current location of 66 Killingworth Road. Mr. Polke also reported they outgrew the warehouse they originally built at the back of 66 Killingworth Road and are currently renting a warehouse in Wallingford, which is getting expensive and they are outgrowing, and they would like to build a warehouse in Haddam. Mr. Polke stated they would like to bring commerce, business, and more people to work in town. Mr. Polke also stated the town has treated them well and they support the local businesses. Mr. Polke stated the warehouse will be used for distribution only and there will be no manufacturing taking place on site. Mr. Polke stated a study of truck traffic was done at their current facility in Wallingford and they equal approximately 1.5 trucks per day. Mr. Polke also stated if that number grew to three trucks per day that would be a big growth sprout. Mr. Polke stated he would be willing to show bills of lading if there is concern. Mr. Polke stated the business is quiet as they only move boxes, run a forklift and load trucks once in a while.

Mr. Laurenza asked if there is a typical time of day the trucks would be coming or going. Mr. Polke stated trucks would come during normal working hours – 8:00 a.m. to 5:00 p.m. – no second/third shift; and if a truck came early – 7:30 a.m. – it would sit in the parking lot until the shop opens at 8:00 a.m.

Mr. Kohs asked if the warehouse would be strictly used for storage with Mr. Polke responding, yes. Mr. Polke stated there will be a small office for employees working out of the building, but that would be it. Mr. Laurenza asked about manufacturing with Mr. Polke responding zero manufacturing.

Mrs. Glidden reminded the Commission that Mr. Polke is asking for a zone change from Residential to Industrial Park Zone which is a limited industrial zone. Mr. Bull asked if this would be allowed with a Special Permit and reviewed the regulations. Mr. Bull asked Mr. Polke if his company does any assembling with Mr. Polke responding no, only wholesale warehousing. Mr. Polke stated he would open to residents if they would like to purchase products from them noting there have been a number of requests. Mr. Laurenza asked the type of products sold. Mr. Polke provided copies of his product line – portably recreation furniture and beach products. Mr. Polke offered the Commission/public to come to his current facility and he would show them around.

Those who spoke in favor of the proposal: Mike Fortuna, 58 Killingworth Road, a next door neighbor stated he understands anyone's concerns; however, the business is a quiet operation, virtually no trucks, and a good neighbor. Jack Murphy, resident/local business owner, would like to see another business expand in town, appreciates the business Mr. Polke's employees give him as well as the other restaurants, and a warehousing facility such as this would be quiet (noted his own warehousing background). Rob Lamy, 808 Candlewood Hill Road, stated he too works in sales and drives Killingworth Road every day and has never seen an overabundance of traffic or congestion in Mr. Polke's existing location. Mr. Lamy also stated this business would be a benefit to the town. Jennifer Lamy, 808 Candlewood Hill Road, and an employee for GCI, stated the company is vested in the town using local businesses for all their needs and is a good company to have in town. Joey Benson, Larkspur, stated he's personally benefited from GCI and uses their equipment and the town benefits from them in terms of tax dollars. Rob McKenzie, owner, CrossFit Gym, stated he rents space for his business from Mr. Polke and had nothing but kind words to say about him as a landlord. Mr. McKenzie also stated the town can always use more tax dollars as well as expanding local jobs. Mr. McKenzie stated some of Mr. Polke's employees are members of his gym. Jody Lynn, Saybrook Road, stated she attends CrossFit in the early morning hours and that Mr. Polke is very respectful of his neighbors and their concerns and is aware that he's in a residential zone. Ms. Lynn also stated as a local realtor, she believes the proposal will be a good use of the land. In regard to the number of trucks, Ms. Lynn stated in terms of perspective trucks start at 7:30 a.m. going up to the sand pit and travel Route 154 all day long with debris falling out of the back of their trucks; whereas, Mr. Polke is proposing less trucks and a clean operation. Dave Esposito, Jr., stated the proposal would be good for the town and would benefit everyone. Mr. Esposito stated Mr. Polke's current building is well maintained and there's no reason to assume the new structure would be taken care of any differently (plenty of buffer in the proposed area).

Those who spoke against the proposal: Jason Estes, adjacent landowner to proposed site, voiced concern over spot zoning and the future use of the proposed building should Mr. Polke move to another location. Ron Kauffman, 12 Little City Road, stated the proposed location is behind his house; and asked how many square feet the proposed building would be. Mr. Polke stated approximately 30,000 square feet. Mr. Kauffman stated he currently works in a 40,000 square foot warehouse and knows what an eyesore the proposed structure will be when he looks out his back windows. Mr. Kauffman stated he doesn't have a problem with tax dollars, but does not want to see a big building when looking out his back window. Mr. Kauffman asked how the proposal will devalue his house. Sam Hipsher, Killingworth Road, stating this proposal is spot zoning, which he believes the Commission should be against, noting a warehouse would be very intrusive to the neighborhood. Nancy Hipsher, stated they have lived at the Killingworth Road site for 52 years and have invested money, time, and energy into maintaining their property and the proposal will be the death of Killingworth Road and it's rural, country nature. Mrs. Hipsher stated if the Commission allows this proposal, how will they be able to deny the next person who asks for the same favor. Mrs. Hipsher also stated no one on the Commission would want this proposal in their neigh-

borhood and it shouldn't be considered for someone else's neighborhood. Mrs. Hipsher further stated she doesn't want their property values devalued and suggested the Rossi property be considered as it's waiting for something to happen on it. Mrs. Hipsher told Mr. Polke to grow his business elsewhere, but not at her expense.

Mr. Estes asked if there were other properties in town already zoned industrial where this proposal would fit better. Mrs. Glidden stated there are three properties that are zoned industrial: 1) owned by Connecticut Yankee (CY) in Haddam Neck, 2) owned by the State, and 3) developed as an industrial warehouse. Mrs. Glidden reported the state property is not available for development and the CY property is not for sale and doesn't believe it's their intent to develop the parcel. Mr. Estes asked if other commercial properties could be changed to industrial outside of the residential zone. Mrs. Glidden reported there are other commercial properties; however, the challenge is finding something that fits the industrial park zone that is accessible to Route 9 and that's part of the rationale for this property. Mrs. Glidden also reported part of the attraction to the Killingworth Road parcel is there are two commercial lots north of the proposed site and access to Route 9 is quite good.

Mrs. Glidden read an email from Keith Lane, 1213 Killingworth Road, dated 19 September 2016, (Exhibit A) and a letter from Sam and Nancy Hipsher, 599 Killingworth Road, dated 19 September 2016 (Exhibit B) into the record (copies on file with the minutes in the Town Clerk's Office and in the Land Use Department). Both parties were in opposition of the proposal.

In response to Mr. Hipsher's letter concerning traffic, Mr. McKenzie stated he knows the kind of traffic that goes into the current business location, as he works there daily, and Mr. Polke is talking about something that is far less intrusive. Mr. McKenzie stated one to two or even four trucks would hardly make Route 81 an interstate and noted that Mr. Fortuna, who is a neighbor to the existing business, has spoken in regard to Mr. Polke's business being quiet. Mr. McKenzie also stated the town's budget keeps going up, but there never seems to be a business that comes to town to help with the tax base and he would love to see more tax dollars come to the town. In response to Mrs. Hipsher's comment about the Rossi property, Mr. McKenzie stated no one has done anything on the property, no one is doing anything, and he doesn't see anyone changing the property. Mr. McKenzie reiterated his support for Mr. Polke.

Mr. LePard stated he's been on the Commission for eight years and his first observation when he joined the Commission was the lack of industrial land in town noting more has been lost during his tenure as it's been rezoned commercial and residential. Mr. LePard noted the comments of concern over the potential of two trucks entering the site; and asked if anyone who lives on Route 81 has observed the volume of traffic, compared it to a race track, when the high school empties out. Mr. LePard stated he can't believe someone would be more concerned with a small, unobtrusive light warehouse operation and not worry about the "race track" and the danger that's there every day.

Mr. LePard stated for the first time since he joined the Commission, there is a little glimmer of hope that maybe the town will start to change a little bit and say "let's be inviting to industrial development". Mr. LePard also stated the town doesn't have much room for it, but it has been said many times during meetings that when there was a need, the Commission would rezone industrial as needed or necessary. Mr. LePard stated there will always be someone who is opposed to change. Mr. LePard further stated there is an industrial (manufacturing) operation in his neighborhood that has been going on for years on Candlewood Hill Road and he welcomes them noting they are quiet and unobtrusive and did not drive down the value of his property.

Mrs. Hipsher asked why Mr. Polke cannot locate in an area that is for this and why do they have to change. Mrs. Hipsher stated she doesn't believe people want to sell their homes when there is an industrial area located within the vicinity. Mrs. Hipsher also stated there are a lot of cars that travel back and forth to the school, etc.; however, it does not mean it needs to be further added to with trailer trucks, especially when Mr. Polke can locate his business elsewhere in town that is better suited without making the change.

Mr. Estes stated it's one thing to purchase a house that is already located next to industrial and another to bring industrial in where people are currently living. Mr. Estes stated if he can come back within the year and change is property to commercial and put up a gas station, that's what he'll do if this goes through. Mr. Estes stated he'll be losing value of his property as a residential site.

Mr. Wallor asked if there is any proof that property values will be decrease by changing the zoning. Mr. Wallor stated the Commission has done things by Special Permit that have devalued property; and he can appreciate Mr. Estes comments. Mr. Laurenza stated a market analysis would have to be done and doesn't believe that is something the Commission can impose on the applicant. Mr. Wallor stated he's not asking the applicant to do that. Mr. McKenzie stated Mr. Wallor is making the point that there is no proof that the proposal will devalue the neighbors' property.

Mr. Kauffman asked why Mr. Polke isn't looking at the 87 acres for sale on Killingworth Road where the building can sit on top of the hill were it can't be seen. Mr. Kauffman stated he doesn't want to look out his window every day and look at a 30,000 square foot building.

Mr. Estes stated he was more concerned about the 30,000 square foot building than he is the traffic as two trucks a day doesn't make a difference to him or anybody. Mr. Laurenza stated the application before the Commission is for a zone change and the Commission cannot speculate on what may or may not be built on the site at this time any more than the residents. Mr. Laurenza also stated Mr. Polke has done a good job in camouflaging his current butler building and people who currently live next to the business are not complaining. Mr. Fortuna stated his house is older than Mr. Polke's building.

Mr. Frey asked if the Architectural Review Committee would need to be a part of this matter. Mr. Laurenza and Mrs. Glidden stated no, as this area is out of the Village District.

Mrs. Glidden stated part of the State Statute states that the Commission look at the Plan of Conservation and Development (POCD) and read from the town's current POCD, page 41, Economic Development section, where it talks about future economic development potential (specifically Section D). Also under Goals and Objectives on page 46, the document talks about having the Economic Development Commission should form a task force to locate an industrial park site that can obtain suitable infrastructure. Mrs. Glidden stated since the proposal is on a state road, near Route 9, and very close to other commercial property, the applicant when he comes forward with his site plan is going to have to demonstrate that he can accommodate the site with a well and septic plan (to be reviewed by the Connecticut River Area Health Department [CRAHD]). Mrs. Glidden stated this site lends itself well to an industrial park zone.

Mr. Bull stated it appears as if industrial zone and industrial park zone are being used interchangeably. Mrs. Glidden stated the matter before the Commission is for an industrial park zone (the lightest of the industrial zones). Mr. Bull stated he was against taking one lot in the mist of surrounding residential and making it industrial; however, in keeping with the POCD, perhaps the Commission could make the entire six lot area an industrial zone which he would support (better planning). Discussion followed in regard to the lots from the intersection of Little City Road and Route 81 north on Route 81 to the office building at 415 Killingworth Road. Mr. Bull reviewed the regulations.

Mr. Polke stated when looking at a mass zone change, such as industrial, of multiple lots, certain considerations need to be looked at. Mr. Polke explained the land has to be looked at to see if it's developable and explained the differences between the lots to the right and left of the lot he's looking at. Mr. Polke stated there is a high demand for warehousing and understands these types of decisions are difficult.

Mr. Wallor stated he sees Mr. Bull's point and doesn't disagree with him; however, if the Commission should change the six lots from residential to commercial or industrial, it will create a hardship for those who are selling and those trying to obtain a mortgage. Discussion followed with Mr. Laurenza stating he didn't believe so and Mr. Polke stating the property would be non-conforming.

Mr. Hipsher stated he liked Mr. Bull's and Mr. Wallor's comments, because it seems the Commission is contemplating changing a lot and making a major zoning change, even stretching the term industrial park,

to make it possible for Mr. Polke to have what it is he wants. Mr. Hipsher stated the Commission needs to plan where an industrial park is going to be, what constitutes it, how large it will be, etc. Mr. Laurenza talked about the economics of purchasing and developing property.

Mrs. Hipsher stated most towns put industrial parks out of sight away from residential so as not to effect the property values, such as East Haddam. Mrs. Glidden stated it was very controversial in East Haddam.

Mrs. Glidden stated she liked Mr. Bull's idea of creating a district and believes an industrial park zone should be sited on an arterial state road and should have access to Route 9. Mrs. Glidden also stated it would not be appropriate to place an industrial park zone or industrial zone on a larger parcel on a rural road due to truck traffic (not an optimal situation).

Mrs. Hipsher asked when does it stop; and stated the Commission is looking to start a Berlin Turnpike down Killingworth Road.

Discussion followed in regard to the Commission only being able to discuss what is before them at this time; past meetings pertaining to zone changes; and front and side yard setbacks for an industrial park.

Mr. Polke stated he appreciates the comments – positive/negative and that he would like to stay in town and has been working on this for a year. Mr. Polke stated he understands the word “spot zoning”, but by definition Route 81 is spot zoning from Higganum Center to Clinton – commercial, residential, industrial – and it's a state road, a throughway, and it is meant to have commerce on it. Mr. Polke also stated when the building is constructed it will not be visible from the front and there is 300 feet of heavy tree cover from the back of the proposed building to the back property line. Mr. Polke stated his intention is not to disrupt the harmony of anything in town, but rather to stay in town as everything has worked well for him in Haddam. Mr. Polke stated he wants to bring more employees and businesses to town and to have more commerce with the people in town. Mrs. Hipsher stated Mr. Polke cannot do this to people's neighborhoods.

Pointing to the map on the wall, Mr. LePard stated the pink area along Route 81 in the location of Dino's has commercial zoning with residents within it. Mr. LePard asked if the Commission/town will ever make any progress noting a similarity between the railroad coming further into town and Mr. Polke wanting to expand his business. Mr. LePard talked about Haddam homeowners selling their homes and renting due to high taxes. Mr. LePard stated it's time for the Commission to turn the corner and make some progress.

Mr. Benson spoke in regard to taxes increasing, the need for the town to help ease the burden with this being an opportunity to do so. Mr. Estes stated he doesn't see this zone change decreasing taxes very much. Mr. McKenzie stated if people would stop shutting down economic development perhaps the taxes would decrease. Mr. McKenzie asked what new businesses, other than his own, have come to town in the last four years. Mrs. Hipsher stated she's not saying Mr. Polke can't have a business in town, just not on the proposed site. Mrs. Hipsher also stated she doesn't want to be sacrificed to lower taxes or to make Mr. Polke wealthy.

Mr. Kauffman asked the Commission which parcels they are contemplating for the industrial district. Mr. Laurenza stated it was merely an idea; and as it's not part of the application, no further discussion should take place on the matter. Mr. Fortuna stated what happens tonight is not a final approval under the design phase.

Mr. Fortuna stated the house he lives in was built by his wife's grandparents in 1934, long before the commercial property next door, and it was a true industrial property for many years when built in the 1950s – wire factory. Mr. Fortuna stated when Mr. Polke purchased the property and torn the building down in back, he had the same concerns about the warehouse; however, having the warehouse next door has not been a bad thing and encouraged people to wait to see the plan. Mr. Fortuna stated as a designer he's aware of good and bad designs and bad design can make any property horrible to live next to and good design can do the opposite. Mr. Fortuna stated the proposal is worth pursuing as the town

needs tax base and jobs. Mr. Fortuna also stated he had his house appraised before and after the construction of the warehouse and it did not adversely affect his property values.

**MOTION:** Jamin Laurenza moved to close the public hearing at 8:12 p.m. Ed Wallor second. Motion carried unanimously.

**Meeting: MOTION:** Jamin Laurenza moved to open the public meeting at 8:14 p.m. Ed Wallor second. Motion carried unanimously.

Mr. Bull stated he would be in favor of making the property commercial and doing something to the commercial regulations to allow warehousing. Mr. Bull also stated he's against arbitrarily taking one lot and making it industrial. Mr. Bull stated it's spot zoning, and he would rather deny the application, change the commercial zoning regulations to allow certain warehousing operations and change the zoning on the strip of lots previously discussed to commercial.

Mrs. Glidden stated there are two commercial districts – Higganum which is meant to be a pedestrian friendly walking village with the commercial intended to be retail with a smaller footprint, even though there were industrial roots in the Center. Mrs. Glidden stated she didn't think the Commission would want to rezone something commercial so close to another village district. The Commission should want to concentrate that growth within the Higganum Village District and Tylerville before creating new commercial zoning.

Mrs. Glidden stated the town does not have a lot of industrial zoning and there appears to be a need. Mrs. Glidden also stated whether the Commission looks at the property in question or another location, the Commission needs to look at industrial zoning and opportunities of warehousing. Mrs. Glidden stated she doesn't know if the Commission wants to add warehousing to the commercial district as it's meant to be walking friendly and large warehouses would not be compatible in the Center.

Mr. Bull asked about the use of the former state garage (Scovil Hoe Building). Mrs. Glidden reported the state still owns the building and the town is trying to negotiate acquiring it but there are questions about contamination on the site. Mr. Bull stated he felt the form state garage would be a perfect spot for warehousing. Discussion followed.

Mr. Frey talked about the need for affordable housing, the aging population in town, applications for detached accessory apartments, and it becoming more difficult to live in town. Mr. Frey stated it's important for the Commission to send out a message that we want to come to the table to talk about tax base development; and when the opportunity comes for something industrial, the town doesn't have much and the Commission needs to listen to see if it can work. Mr. Frey stated he likes the idea of keeping the commercial in a centralized area.

Mr. Wallor stated although he sees Mr. Bull's point, he felt the property location – on a state highway with access to Route 9 – couldn't be better. Mr. Laurenza agreed with Mr. Wallor.

Mr. LePard noted the Commission rezoned industrial property to commercial on the former Brookes property in Tylerville in an attempt to get things moving down there. Mr. LePard stated the Commission should try to do things that will help get things going.

Mr. Braren stated he understands what Mr. Bull is saying in regard to changing one lot for one business and it would be nice if the Commission could make the change as part of a plan; however, perhaps this is the beginning of a plan. Mr. Bull stated the Commission could deny the application and then intentionally try to do something with those additional lots. Mr. Laurenza stated perhaps it's time for the Commission to take a stand and move forward. Discussion followed with Mrs. Glidden explaining the Commission's options.

**MOTION:** Wayne LePard moved to call the vote. Art Kohs second. Motion carried by a vote of 6-1.

**MOTION:** Jamin Laurenza move to approve a petition to change the zoning designation of approximately 2.5 acres from Residential to Industrial Park for the subject property. **Conditions:** None. **Exhibits:** 1. Letter addressed to Liz Glidden, Town Planner, from Jeffrey Polke of Grace Polke Associates, dated August 5, 2016. 2. Locational map. Ed Wallor second. Motion carried by a vote of 6-1.

**7. Public Hearing/Public Meeting: A Text Amendment Petition to Change Section 4, Table 1, to Allow for a Maximum of 30 Percent Land Coverage in the Industrial Park Zone.**

**Hearing:** Mr. Laurenza opened the public hearing at 8:31 p.m. Mr. Polke stated most towns that have an industrial park or industrial zone know that the buildings are bigger than a commercial or residential building; therefore, he's asking for a five percent increase in building coverage. Mr. Polke stated if additional industrial parks or zones are created, this will help to attract other businesses. Mr. Bull asked if the setbacks would remain the same. Mr. Polke and Mrs. Glidden stated yes. Mrs. Glidden stated she could see no reason why the Commission wouldn't want to increase the percent of coverage. Mr. Bull asked if well and septic locations would be worked out through a Site Plan. Mrs. Glidden stated yes, and both would need to be approved through CRAHD.

Mr. Laurenza stated it would be based on total lot size. Mr. Wallor stated it would also be for anything zoned industrial park. Discussion followed.

Jody Lynn stated as a realtor and being familiar with the lot, it would be a good fit and the additional coverage that is being requested will not be a major impact on the parcel or a significant increase overall.

Mr. McKenzie thanked the Commission for taking the brave step in trying to bring in new business. Mr. McKenzie also stated if the text changed is approved, perhaps the next person will be willing to come into town.

**MOTION:** Ed Wallor moved to close the public hearing at 8:40 p.m. Wayne LePard second. Motion carried unanimously.

**Meeting: MOTION:** Jamin Laurenza moved to open the public meeting at 8:40 p.m. Steve Bull second. Motion carried unanimously.

Mr. Bull stated he thought the request was for just the one lot, but understands it's for any lot within an industrial zone. Mr. Bull stated he feels it's an arbitrary move on the Commission's behalf; and that he has no basis for voting for the change. Mr. Wallor stated the Commission has an applicant who wants to build a business within the town. Mrs. Glidden stated this is merely for property zone industrial park. Mr. Wallor stated the Commission needs to listen to and do what it takes to bring business to the town. Mr. Bull stated the Commission needs to do their due diligence. Mrs. Glidden stated most towns are between 40 and 60 percent coverage for an industrial zone.

**MOTION:** Jamin Laurenza moved to approve the amendment of Town of Haddam Zoning Regulations Sections 4, Table 1, Schedule of Area Height and Bulk and Placement Regulations to allow a maximum percent of Land Coverage for the Industrial Park Zone, of 30 percent instead of 25 percent. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Ed Wallor second. Motion carried unanimously.

Mr. Polke thanked the Commission.

**8. Old Business: POCD Updates**

Mrs. Glidden reported the POCD Committee had a great meeting with Horsley Witten on Thursday, 8 October 2016, and they will attend the Commission's Thursday, 3 November 2016, meeting to make a presentation as to what has been done to date. Mrs. Glidden also reported a public forum will be held on, Thursday, 1 December 2016, meeting location to be determined. Mrs. Glidden asked all Commissioners be present especially as this would be on a regularly scheduled P&Z meeting night.

## **7. New Business:**

None.

## **8. Approval of Minutes**

**MOTION:** Jamin Laurenza moved to approve the 1 September 2016 minute as submitted. Ed Wallor second. Motion carried unanimously.

## **9. Chairman's Report**

Mr. Laurenza stated it appears as if the Commission made progress tonight.

## **10. Scheduling of Hearings:**

**8-24 Report for a Cell Tower Lease** - Mrs. Glidden reported there are no hearings scheduled at this time, but she does expect an 8-24 Report for a cell tower lease possibly for the first meeting in October.

**POCD Presentation** – Horsley Witten – Thursday, 3 November 2016.

**Tylerville Market Study** – Thursday, 17 November 2016.

**Revised Detached Accessory Apartment Regulation** - Mrs. Glidden reported a hearing date needs to be scheduled for the revised detached accessory apartment regulation and believes it will be scheduled for the second meeting in October.

## **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 8:50 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Thursday, 6 October 2016.**