

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 20 FEBRUARY 2020
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Gina Block
X	Steven Bull, Vice Chairman
X	Michael Farina
A	Jamin Laurenza, Secretary
X	Wayne LePard
X	Dan Luisi
X	Edward Wallor, Chairman
X	Robert Braren, Alternate
A	Alan Chadwick, Alternate
X	Larry Maggi, Alternate - Seated
X	Bill Warner, AICP, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Wallor, 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 as well as Mr. Maggi, alternate member, were seated.

4. Additions/Corrections to the Agenda

The Commission accepted the agenda as submitted.

5. Public Comments

There were no comments from the public in attendance.

6. Public Hearing/Public Meeting

Request for a Special Permit to Add an Addition to a Garage for an In-Law Apartment. 340 Hubbard Road, Map 33, Lot 9. Applicant: Steve Albert.

This is a continuation from 6 February 2020 (neither the applicant nor a representative were present).

Steve Albert, owner/applicant, was present.

Mr. Albert stated there is an existing tractor bay that extends 15 feet and he's looking for permission to increase the back side of the structure by 24 feet to accommodate an in-law apartment for his parents. Mr. Albert also stated there will be plenty of privacy and doesn't believe there are any issues with the neighbors as they've indicated it's a good idea.

Mr. Wallor asked the square footage of the new construction. Mr. Warner stated the new construction is 22 feet by 24 feet plus the existing 15 foot bay – approximately 600 square feet.

Mr. LePard asked if there was a plot plan to show where the driveway is located. Mr. Albert stated there is an existing driveway in front of the barn with a couple steps down to the tractor bay.

Mr. Wallor asked about the septic system. Mr. Albert stated the trenches were dug and perc tests conducted. Mr. Albert also stated an engineered system will be required and the plans have been submitted. Mr. Warner reported a separate system will be constructed even though they could technically tie into their existing system for the house. Mr. Maggi asked about the well. Mr. Albert stated they will tie the existing well into the apartment.

Mr. Braren stated it's difficult to see how the proposal will tie into the house based on the small renderings that were before them. A large plan was shown to all the Commissioners. A brief discussion followed.

Mr. Bull clarified that the proposal is for an addition to an existing garage as Mr. Wallor had stated it was an additional structure. Mr. Bull asked that the minutes reflect that the proposal is an addition to an existing garage.

MOTION: Ed Wallor motioned to close the hearing at 7:05 p.m. Dan Luisi second. Motion carried unanimously.

Meeting: Commissioners seated: Block, Bull, Farina, LePard, Luisi, Wallor, and Maggi.

There was no further discussion by the Commission.

MOTION: Steve Bull motioned to approve a request for a special permit to add an addition to a garage for an in-law apartment. 340 Hubbard Road, Map 33, Lot 9. Applicant: Steve Albert. Michael Farina second. Motion carried unanimously.

7. New Business

Hearings - Mr. Warner stated that as he had reported at the 6 February 2020 meeting, there are two hearings scheduled for Thursday, 5 March 2020 – 7 Island Dock Road, LLC – Wellness and Rehabilitation Center and H-K Fitness – Relocation to the former GCI facility, 66 Killingworth Road.

PIC Annual Executive Report – Mr. Bull asked if P&Z should deliver the PIC report to the Board of Selectmen (BOS). Mr. Wallor stated yes. Mr. Warner stated he would take care of it.

8. Approval/Correction of the Minutes

MOTION: Steve Bull motioned to approve the 6 February 2020 Public Hearings/Meeting minutes as submitted. Gina Block second. Motion carried unanimously.

9. Chairman's Report

Town Owned Property, Cedar Lake Road – Mr. Wallor stated during the 6 February 2020 meeting, Mr. Laurenza brought up the potential use of a small portion of the property for the storage of materials for the Public Works. Mr. Wallor stated he feels this is something P&Z should review and believes it would be relatively inexpensive to put in a decent driveway and gate. Mr. Wallor also stated he believes this would look better at the Transfer Station as the Public Works Dept. tends to deposit storm cleanup such as large quantities/diameter of tree debris, and yet the residents aren't allowed to do so. Mr. Wallor stated it warrants some discussion.

Mr. Warner stated there currently is a small pile of material on the Rossi property. Mr. Wallor stated he was aware and doesn't believe it looks good there either. Mr. Maggi asked the size of the parcel. Mr. Wallor stated he thought it was 30 acres; and if the highest/driest 3 or 4 acres were used, it would be doable. Mr. Bull asked if it would require a zone change.

Mr. Warner stated he looked at it as if it were a private parcel and someone had an opportunity to have clean fill and store it there, that would be allowed; however, with it being the town it would be a bit more complicated. Mr. Wallor stated the Madores are allowed to do something similar. Mr. Warner noted that the property is abutted by three houses (a courtesy notification should be made) and Route 9. Mr. Bull stated the Commission did not approve Mr. Madore's application. Mr. Wallor stated Mr. Madore currently has a recycling facility on the property. Mrs. Block stated she thought Mr. Madore's application was denied as it was considered an earth materials operation.

Mr. Bull asked for additional information and suggested that Public Works be present when discussing the matter.

Mr. Wallor suggested the town be allowed to use, at a lesser use, the property that it currently owns in a similar manner as to what Mr. Madore is allowed to do on the property he owns on Beaver Meadow. Mr. Wallor also stated he believes the town may be losing reclaimable materials as well as paying outside vendors to dispose of the materials and buying them back.

10. Scheduling of Hearings

7 Island Dock Road, LLC – Wellness and Rehabilitation Center, 7 Island Dock Road, the former Marin Environmental building. All plans have been submitted for the Special Permit. The proposal is to convert the structure to a 36 bed wellness facility.

H-K Fitness, Relocation to former GCI Building, 66 Killingworth Road – H-K Fitness is requesting a Special Permit to operate the business out of the former GCI building.

11. Town Planner's Report

There was nothing new to report at this time.

12. Adjournment

MOTION: Steve Bull motioned to adjourn. Wayne LePard second. Motion carried unanimously.

The meeting was adjourned at 7:18 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 5 March 2020.