

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING/HEARING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 3 AUGUST 2017
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
A	Carmelo Rosa
X	Edward Wallor, Secretary
X	Robert Braren, Alternate
X	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 7:02 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken and all regular members as well as Mr. Frey, alternate, were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

None.

5. New Business

None.

6. 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 Thursday, 15 June 2017, and Thursday, 20 July 2017.

Ralph Vynalek, owner, and Chris Bell, engineer, representing Mr. Vynalek, were present.

Hearing: Mr. Bell reported he submitted a new set of plans which are on file in the Land Use Dept. Mr. Bell stated he made a separate detailed sheet showing the cross section and structural detail of the retaining wall (exactly what's on site). Mr. Bell also stated he had asked the manufacturer, as on his web site, to show the wall design - maximum height of 5 feet 3 inches, but will be a maximum height of 5 feet by the time the asphalt is in place. Mr. Bell stated the wall was correctly installed with the drain behind it (witnessed installation) and the plan has the detail of exact block as installed. Mr. Bell noted that Arrow was bought out by Strong Stone and needed to research invoices to see exactly what was originally purchased.

Mr. Bell also reported he obtained from the manufacturer's web site a lumen iso height drawing as how the lumens change as they go out from the luminaire (this was on the advice of Middlesex Wholesalers who sold Mr. Vynalek the existing lights). Middlesex Wholesalers has indicated they can retrofit existing lights with LED lighting. Mr. Bell distributed a detail showing how the luminaires will work (no spill out of light onto the neighbor's yard). Mr. Bell explained the light requirements per the Building Code for pedestrian traffic (safety issue). Mr. Bell explained in more detail the new lighting v. the existing lighting.

Mrs. Glidden explained why a vote cannot be made until 7 September 2017. Mr. Vynalek went on the record agreeing to an extension, but requested 30 days and the Commission established a date of 7 September. This was done so a Legal Notice did not have to be published. Mrs. Glidden stated Mr. Bell and Mr. Vynalek requested to attend tonight's meeting. Mr. Bell and Mr. Vynalek stated they will not be in attendance at the 7 September hearing/meeting.

MOTION: Ed Wallor moved to continue the public hearing as was originally agreed to at the 20 July 2017 public hearing and again at the 3 August 2017 public hearing until Thursday, 7 September 2017, at 7:00 p.m., Town Hall, 21 Field Park Drive, Haddam. Chip Frey second. Motion carried unanimously.

Hearing/Meeting continued to Thursday, 7 September 2017.

7. Public Hearing/Public Meeting: To Act on a Special Permit Application to Allow an Attached Accessory Apartment to be Constructed onto an Existing Dwelling Located at 82 Filley Road, Haddam, and Shown on Tax Map 46, Lot 12.

Kevin Wiese, owner/applicant, and Jeannine Wiese, owner, were present.

Hearing: Mr. Wiese stated the proposal calls for a 22 foot by 28 foot in-law apartment connected to his house by a 10 foot by 8 foot breezeway. The apartment will include a kitchenette, bathroom, and single bedroom. Mr. Laurenza asked if all health code requirements have been met. Mr. Wiese stated he was told to come before the Commission first. Mrs. Glidden reported Wetlands approval has been received. Mr. Wiese stated he spoke to CRAHD and he has the capacity for his septic system. Mr. Frey asked the square footage. Mr. Wiese stated 616 square foot apartment with an 80 square foot breezeway. Mr. Wiese also stated the breezeway is needed as he could not abut the apartment to the existing house. Mr. Laurenza asked how many acres Mr. Wiese owned with Mr. Wiese responding less than 14 acres. Mr. Wiese also noted the driveway is not being relocated it is incorrectly shown on the drawing. Mr. Bull briefly reviewed the regulations based on the application.

MOTION: Ed Wallor moved to close the public hearing and open the public meeting at 7:17 p.m. Chip Frey second. Motion carried unanimously.

Meeting: Prior to the vote, Mr. Bull asked Mrs. Glidden if she had any input. Mrs. Glidden offered no objection to the application.

MOTION: Jamin Laurenza moved to approve a special permit application to allow an attached accessory apartment, measuring 22 by 28 feet, to be constructed onto an existing dwelling located at 82 Filley Road, Haddam. **Conditions:** None. **Exhibits:** 1. Map titled Kevin and Jeannine Wiese 82 Filley Road. Ed Wallor second. Motion carried unanimously.

9. Approval/Correction of the Minutes

Prior to the vote on the minutes, Mr. LePard asked if he recalled correctly that he was told acquisition over foreclosure shortens the process (page 4 of the 20 July 2017 minutes). Mrs. Batzner stated she did not recall that comment. The other Commissioners didn't recall the comment being made either.

MOTION: Ed Wallor moved to approve the 20 July 2017 public hearing/meeting minutes as submitted. Steve Bull second. Motion carried with Mr. Lagace abstaining.

10. Chairman's Report

None.

11. Scheduling of Hearings

17 August 2017 Meeting, Discuss Cancellation of Meeting – MOTION: Jamin Laurenza moved to cancel the 17 August 2017 meeting. Ed Wallor second. Motion carried unanimously.

12. Town Planner's Report

Plan of Conservation and Development (POCD) – Update – Mrs. Glidden reported the draft of the POCD has been emailed. Mr. Bull recommended all Commissioners review at least the Action Items noting this is P&Z's master plan.

Higginum Center, Potential Development – Mr. Frey asked if there has been discussion in regard to the Kovacik property. Mrs. Glidden stated a developer, Beacon Communities, out of Boston, has contacted her in regard to the 9 acre parcel and they have a purchase agreement with the land owners. Mrs. Glidden reported they would like to use the Housing Opportunity District (HOD) Regulations, but unclear what type of housing would be developed. Mr. Wallor asked if this falls within the Village District with Mrs. Glidden responding no.

Rossi Property, 300 Saybrook Road – Mrs. Glidden reported she does not have an update at this time. A brief discussion followed in regard to sewers and conducting a study pertaining to self-contained units.

13. Adjournment

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

The meeting was adjourned at 7:27 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 7 September 2017.