

**TOWN OF HADDAM  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
THURSDAY, 1 MARCH 2018  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Gina Block
X	Steven Bull, Vice Chairman
X	Michael Farina
A	Arthur Kohs
X	Jamin Laurenza, Chairman
X	Wayne LePard
X	Edward Wallor, Secretary
X	Robert Braren, Alternate
X	Frank (Chip) Frey, Alternate - Seated
X	Diane Waddle Stock, 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. Pledge of Allegiance**

The pledge was recited.

**3. Attendance/Seating of the Alternates**

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

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

There were no additions/corrections to the agenda.

**5. Public Comments**

None.

**6. CONTINUED Public Hearing: A Site Plan Review of a Proposed Site Development Plan for a 9,100 Square Foot Retail Building and Associated Parking for Property known as 85 Bridge Road and Shown on Tax Map 49 Lot 26. \*Please note, the applicant has requested an extension to this hearing to allow for revised plans.**

Matthew Bruton, Senior Engineer, BL Companies, was present.

Mrs. Glidden reported she received a letter, dated 02/28/2018, from the applicant's attorney, Robin Pearson, requesting the hearing be continued until Thursday, 03/15/2018, and consenting to a forty (40) day extension to close the public hearing if additional time is required.

A brief discussion followed in regard to 65 v. 40 days with Mrs. Glidden stating the Commission cannot increase the time to 65 days as the applicant is only requesting 40. Mrs. Glidden also stated she had recommended to the applicant to ask for 65 days. Mrs. Glidden stated she believes she will have revised plans by next week. Mr. Bruton, applicant's engineer, stated the plans will be available next week.

**MOTION:** Jamin Laurenza moved to extend the public hearing for an additional 40 days for a site plan application for a retail building proposed at 85 Bridge Road. Exhibits: 1. Letter dated February 28, 2018 from Robin Messier Pearson, Esq., attorney for the applicant, MCG, LLC, requesting that the hearing be extended another 40 days. Ed Wallor second. Motion carried unanimously.

Hearing continued until Thursday, 15 March 2018.

### **7. Public Meeting: A Site Plan Review of a Proposed Site Development Plan for a 9,100 Square Foot Retail Building and Associated Parking for Property known as 85 Bridge Road and Shown on Tax Map 49 Lot 26**

Matthew Bruton, Senior Engineer, BL Companies, was present.

Item continued until Thursday, 15 March 2018.

### **8. Discussion Regarding Zoning Regulations for the Tylerville Area**

Mrs. Glidden reported she has drafted new Tylerville design guidelines and village district regulations - sent to Attorney Mark Branse for review before distributing to the Commission and would also like some peer review before distributing to the public.

Mrs. Glidden distributed a draft for a proposed Section 6A – Conservation Zone. Mrs. Glidden stated in the past, the Commission has discussed creating some kind of open space or conservation zone. Using a map, Mrs. Glidden pointed out three (3) parcels in Tylerville she would recommend the Commission consider rezoning to some kind of conservation zone. Those parcels are: 1) land, approximately 14 acres, Haddam Land Trust, owner, currently zoned commercial; 2) Clark Creek Preserve, State of Connecticut, owner, currently zoned industrial (17 acres; known as the land swap piece); and 3) Eagle Landing State Park, State of Connecticut, owner, currently zoned commercial. Mrs. Glidden stated the intent is for these three parcels to remain conserved in perpetuity; and again recommended they be rezoned to reflect what they are by placing them in a conservation zoning district (also feels this should be done throughout town).

Mr. Bull asked if rezoning these parcels would prohibit development on them. Mrs. Glidden stated yes, however, minimal development would be allowed as outlined in the draft. Ms. Block asked what the public utility uses would be with Mrs. Glidden responding power lines, sewer lines, water pumps, etc.

Mr. Bull asked if by accepting the draft language, the potential for a hotel/inn at the Riverhouse would be off the board. Mrs. Glidden stated it's already off the board because a conservation easement has been recorded on the "swap piece". Mrs. Glidden noted the language does not affect the Riverhouse parcel.

Mr. Laurenza questioned whether or not Essex Steam Train could build a train station on the parcel if it's conserved. Mrs. Glidden stated it would be allowed under 6A.3 B. After a brief discussion, Mrs. Glidden will add "train station" under this subsection. Mr. LePard asked if the Commission can tell the state or other entities what they can or cannot do on their land. Mrs. Glidden stated the Commission can designate properties specific zoning districts noting the state is exempt from zoning. Mr. Wallor asked if the state were exempt from Gateway. Mrs. Glidden stated probably.

Mrs. Glidden distributed a Tylerville Zoning map and reported the parcels in purple are zoned industrial; however, a lot of the area is not as previously discussed (Clark Creek Preserve). Mrs. Glidden stated the standalone purple rectangle is the parcel behind the counselor's building which at one time had industrial next to it, but was rezoned commercial (Brookes Court property). In conclusion, Mrs. Glidden stated she is proposing the addition of the Conservation Zone and reaching out to the state and the Haddam Land Trust about rezoning their respective properties.

Using a map specific to the properties south of the Route 82 Connector, Mrs. Glidden reported these parcels are zoned commercial, but most are used residentially with the exception of Frosti's Water Cure and Adorable Pets Veterinary Center. Mrs. Glidden suggested rezoning the residentially used properties from commercial to residential and leaving Frosti's and Adorable Pets in the proposed Tylerville Village District Zone. Ms. Stock asked if the Village District zoning in Higganum restricted the existing residential housing. Mrs. Glidden stated no – single family residential is a permitted use within the Village District and should be the same within the Tylerville Village District. However, if the property owner wanted to develop the property for something other than single family residential, than it would be subject to the Village District design guidelines and regulations. Ms. Stock asked if the Commission were to make that whole area south of the 82 Connector apart of the Village District, it wouldn't preclude them from having a residence. Mrs. Glidden asked if the Commission would want development there, as this area will not have public water.

Mrs. Glidden informed the Commission that the area from the 82 Connector south will not have public water as its part of a conservation zone and that the public water will start at the new gas station. Discussion followed at length in regard to the following: 1) how to potentially zone this area (a. if zoned residential, Frosti's and Adorable Pets would be non-conforming; b. if the intent is to retain the area a commercial zone, than rezone it Village District; c. what would be considered Tylerville Village District; d. the ability to expand the Village District); 2) outgrown home occupation businesses potentially using the smaller parcels; 3) concentrating development within the village districts rather than delaying it by creating sprawl; 4) discourage the potential of a strip mall if a developer were to purchase several or all of the smaller lots (each less than an acre); and 5) the development of pad sites. Mrs. Glidden suggested Commission members take a look at the area.

In regard to the boundaries of the Village District, Mrs. Glidden felt it should remain in the commercial district – end at River Valley Provision, Dunkin Donuts, and 85 Bridge and beyond that make it residential or neighborhood conversion zone.

In terms of the Village District, Mrs. Glidden asked the Commission if they would want to prohibit any uses (would need to add to language). Mrs. Glidden stated when public water becomes available, it will change the development pressure and complexion of Tylerville and the Commission needs to take this into consideration. Discussion followed in regard to: 1) franchised restaurants; 2) drive-thrus – currently three exist in Tylerville - Liberty Bank and the two Dunkin Donut locations, prohibiting future drive-thrus, allowing only by special permit and/or to the back of a building not fronting the road, and being detrimental to pedestrian environment; 3) capturing the existing tourist market that's at the Goodspeed; 4) retail market changing, and 5) design guidelines and a village district that focuses on what the building looks like rather than what the use is.

Mr. Farina asked if there have been any architectural renderings or concepts for Tylerville. Mrs. Glidden noted the following: Steve Rocco's 1992 plan; others in the 90s that looked at village development; and the UConn study and a market study through a Connecticut Main Street grant in the 2000s. Mrs. Glidden stated the UConn study and the market study discussed the creation of pad sites – more buildings that are smaller in size to create diversity and a sense of place the town is missing right now as well as making it a more walkable community (both studies are on the town's website). A brief discussion followed in regard to the Housing Opportunity District (HOD) on the Brookes Court property; which if developed, will put feet on the street.

Mrs. Glidden discussed a building size limit (maximum 6,000 and 8,000 square feet). Mrs. Glidden stated the footprint of the building housing River Valley Provisions, Tony's Package Store, and Steady Habit Brewery is 20,000 square feet. Mr. Bull asked about a size limit within the Higganum Village District. Mrs. Glidden stated there isn't one; however, it goes up to 15,000 square feet and there are a lot of provisions. Larry Maggi, owner of Fireworks, stated his building is 8,000 square feet including Alan's Small Engineer. Also briefly discussed were hotels - less than 50 guest rooms by special permit.

## **9. Approval/Correction of the Minutes**

The Commission tabled approval of the 18 January 2018 and the 3 February 2018 minutes.

## **10. Chairman's Report**

None.

## **11. Scheduling of Hearings**

No new hearings at this time.

## **12. Town Planner's Report**

**Governor's Bill No. 5045 – An Act Establishing Accountability for Fair and Affordable Housing Through Zoning Regulations** - Mrs. Glidden congratulated the Commission for addressing affordable housing by creating the Housing Opportunity District (HOD) zoning and putting the Affordable Housing Plan, Appendix C, into the Plan of Conservation and Development (POCD) as there's a new punitive piece of legislation. Mrs. Glidden explained that municipalities who do not provide for affordable housing will not be eligible for discretionary state funding.

**Haddam Elementary School (HES) Closing** – Mr. Bull asked Mrs. Glidden who will own the HES building/property. Mr. Frey stated he asked Joann Nesti, chairman, Board of Education (BOE) that same question at the BOE meeting last night and she had stated Regional School District 17 (RSD17). Mrs. Glidden stated she's unclear who owns it unless the BOE has figured the matter out. Larry Maggi, Selectman, stated the property was donated to the town from a local family and was redeeded to RSD17 in 1968 and again in the 80's. A brief discussion followed with Patrick Pinnell stating it's an enormous piece of property and immensely strategic. Mrs. Glidden stating everything will depend upon the deed; and noted the property is 156 acres.

## **13. Adjournment**

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

The meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner  
Recording Clerk

**The next meeting is scheduled for Thursday, 15 March 2018.**