

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 15 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
A	Robert Braren, Alternate
X	Frank (Chip) Frey, Alternate
X	Diane Waddle Stock, 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. Pledge of Allegiance

The pledge was recited.

3. Attendance/Seating of the Alternates

Attendance was taken and all regular members as well as Ms. Stock, 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 7,544 Square Foot Retail Building and Associated Parking for Property known as 85 Bridge Road and Shown on Tax Map 49 Lot 26. **Please note that this hearing will be continued to April 5, 2018.

Michelle Carlson, Professional Engineer, Principal, BL Companies, was present.

Mrs. Glidden reported she had spoken to the applicant's engineer and their attorney and they have additional revisions; and due to the snowstorms they were unable to FedEx the revised plans to Jeff

Jacobson, town engineer, in a timely manner in order for Mr. Jacobson to provide comments. Mrs. Glidden stated during a conference call, it was felt it would be best to provide the Commission with one package with revised plans and comments from the town planner and town engineer instead of information coming in piece meal. Mrs. Glidden requested the hearing be continued until Thursday, 04/05/2018, which the applicant is amenable too. Mrs. Glidden noted that the applicant's engineer was present.

Mr. Frey asked what the end date is for the application. Mrs. Glidden stated she believes it to be 04/19/2018, but will speak to Attorney Mark Branse. Mrs. Glidden believes everything will be resolved by the 04/05/2018 meeting and that she would like Mr. Jacobson's comments, especially in regard to drainage.

MOTION: Ed Wallor moved to approve the continuance of the hearing until Thursday, 5 April 2018, 7:00 p.m., Town Hall, 21 Field Park Drive, Haddam. Chip Frey second. Motion carried unanimously.

Mr. Bull asked if the plans provided since the last meeting are no long viable. Mrs. Glidden stated parts of them are. Mr. Bull asked if the Commission would receive another set. Mrs. Glidden stated she would send the plans digitally; and if requested, will either mail or hand deliver a hard copy of the plans.

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

Michelle Carlson, Professional Engineer, Principal, BL Companies, was present.

Item continued until Thursday, 5 April 2018.

8. Discussion Regarding Zoning Regulations for the Tylerville Area

Mrs. Glidden reported she had circulated the beginning of the Tylerville Zoning Regulations and a set is out for peer review and review by Attorney Branse. Mrs. Glidden stated she is hesitant to publish a set and put them on the town's website until its fine tuned. Mrs. Glidden stated the regulations are written similar in wording to the Higganum Village District Regulations in terms of intent, etc.

Using a PowerPoint presentation, Mrs. Glidden reviewed a Use Chart for proposed Section 7B.4 – Permitted Uses (copies distributed). Mrs. Glidden stated one of the issues in Tylerville is not so much the use, but the size of the building and the size of the use. Mrs. Glidden explained how the chart is setup noting that within the text of the document she did have the same provision as the Higganum Village District Regulations such as if a structure is to be demolished a special permit is required; and if it's an historic building or a building of significance, the applicant needs to show what will replace the structure (assumed construction drawings will be submitted) and approvals would be tied to that. In regard to the construction drawings, Mr. Wallor asked assumed or required. Mrs. Glidden stated required.

Microbreweries – Mr. Laurenza asked what if an applicant wanted to have small scale food service. Mrs. Glidden stated they would be considered a restaurant. Discussion followed in regard to promoting these types of services and making it a special permit. Language to be revised for all three categories.

Drive-thru windows – Mrs. Glidden stated she did not care for drive-thrus in village settings and recommended they not be allowed; however, if the Commission feels they would still like to retain that option, it was recommended to prohibit drive-thru food establishments. Discussion followed at length in regard to a drive-thru not being pedestrian friendly (as indicated in Mr. Braren's email); traffic stacking up onto the roadway; following the recommendations within the Plan of Conservation and Development (POCD); allowing pharmacies and bank to have screened drive-thrus (existing drive-thrus would be grandfathered in). There was consensus in regard to not have drive-thrus for restaurants. Language to be revised.

Manufacture Maker Spaces – Ms. Stock asked what kind of goods. Mrs. Glidden stated the intent is to allow the assembling of goods on a site such as gift baskets, homemade salsa, and artisan products.

General Office – Discussion followed in regard to research facilities. Research facility to be deleted.

Residential – Discussion followed in regard to why the Commission would not allow exterior modifications; accessory apartments being deed restricted to help with the affordable housing issue; and allowing for conversions to get people living within the villages.

Service Uses - Discussion followed in regard to a customer's car not being considered outdoor storage, limiting outdoor storage; car washes being set back from road frontage; welding and machine shops falling under industrial.

Defining the Village District – Using a map, discussion followed in regard to what should be considered the Village District – all of Bridge Road, both sides, down to the marina including the two homes on the river to the right of the Swing Bridge; on Route 154, both sides, from the Condils property and Creative Cakes south to the gas stations before the Route 82 Connector; and Frosti Water Cure and Adorable Pets Veterinary Center south of the 82 Connector. Discussion followed at length in regard to the properties south of the 82 Connector to Dudley Clark Road being zoned commercial and the properties lending themselves to being mom and pop businesses.

Dan Luisi stated he doesn't know where the walking village is as all the property is taken. Mr. Luisi asked the Commission what types of businesses they're looking for; and suggested they make a list of businesses that would be allowed. Mrs. Glidden stated there is a list of businesses with Larry Maggi stating there's a bigger list of what the Commission doesn't want.

Mr. Maggi stated the Commission is making it difficult for him, the Adornos, and the Milardos to be able to sell their properties with what is being proposed. Mr. Maggi also stated everyone knows what Lisa Wadge is going to put in on the corner property; that the market will never sell noting the owners of the market have been trying to purchase the property, but can't afford it; that a Dollar General will be going in; and there's the Landino property (former Eco-Tourism Center and State Garage). Mrs. Glidden stated there are some pad sites behind the Dunkin Donuts. Mrs. Glidden asked why the uses are making it difficult. Mr. Maggi stated a drive-thru would provide a glimmer of hope to sell the property. Mrs. Glidden stated the intent is to raise the bar so as infill development comes in that it is better quality, more attractive, and it gives Tylerville that sense of destination, that place where people want to go to, which in turn will make the properties more valuable.

Mr. Luisi asked what businesses are going to be allowed other than banks and hotels. Mrs. Glidden stated retail, service industries, bakeries. Mr. Maggi stated there's no property there. Mr. Luisi stated there are too many restrictions. Lori Maggi stated in order to have some of the businesses mentioned they will need deliveries and tractor trailers, UPS, and other delivery trucks will need to come in numerous times during the day. Mr. Frey mentioned the POCD. Mrs. Maggi asked for the Commission to provide examples of businesses that may fit into their building. Mr. Bull stated any retail and professional building. Mr. Bull also stated the Commission heard their comment in regard to drive-thrus noting that the only thing the Commission didn't care for is drive-thru restaurants.

Discussion followed in regard to cell towers (private tower proposed); small car rental (is it the best use of property); and too many restrictions being proposed for the area

Donna Torza stated looking at a village district she wouldn't want to see a Midas, industrial buildings, or a car wash. Ms. Torza also stated she doesn't want to see homes demolished as she doesn't find that conducive to a village.

Lisa Malloy stated she has worked in highly regulatory government positions and she doesn't think people need to be as afraid of the guidelines, the village district acts, and ordinances as they can help improve quality of life and sense of place as well as increase property values. Ms. Malloy also stated the proposed language is nothing compared to other guidelines and believes this is a good first step.

Mrs. Maggi stated their concern is due to the amount of investment they've put into their properties and the town. Mrs. Maggi also voiced concerned that none of the business or home owners were taking part in the proposed regulations. Mrs. Glidden stated in January she sent out a letter to everyone within the proposed village district notifying them of a proposed moratorium and inviting them to attend meetings where the Commission would be discussing the proposed regulations.

Mr. Frey talked about the POCD and the process in which the POCD was developed. Mr. Frey asked how the Commission would honor the oath they took to the people who live in the town. Mrs. Maggi stated she appreciates what the Commission does. Mr. Frey also stated there are people holding the Commission's feet to the fire in regard to following the POCD. Mr. Maggi stated he's for the village district to a certain degree. Discussion followed.

Mr. Laurenza suggested the Commission come up with a list of businesses instead of just prohibited businesses. Mrs. Glidden disagreed; stating it's easier to say what you can't do than what you can do. Ms. Stock stated the point is trying to find a balance that attracts businesses and believes that's what the Commission is trying to do. Ms. Stock also stated with the water coming to Tylerville it's difficult to say what might come to town. Mrs. Glidden stated the Dept. of Public Health will not issue new well permits for community wells.

Mrs. Glidden reported the Commission has to have this matter wrapped up by 07/26/2018 meaning the draft guidelines and regulations need to be complete by 05/01/2018 in order to be sent to the Town Clerk's Office and the Gateway Commission (Gateway needs 35 days in advance for review) and a public hearing held on 06/07/2018. The Commission will meet on Thursday, 03/22/2018, 6:15 p.m. Mrs. Glidden will resend the document after the revisions are made.

Mr. Maggi stated he appreciates what the Commission does.

9. Approval/Correction of the Minutes

Mr. LePard voiced concern that the 15 February 2018 minutes did not reflect the meeting accurately as his comments were left out concerning the draft motion for denial. After a brief discussion, the Commission agreed to table approval of the 15 February 2018 minutes.

MOTION: Jamin Laurenza moved to approve the 24 February 2018 minutes as submitted. Ed Wallor second. Motion carried with Mr. LePard abstaining.

MOTION: Steve Bull moved to approve the 1 March 2018 minutes as submitted. Ed Wallor second. Motion carried unanimously.

10. Chairman's Report

None.

11. Scheduling of Hearings

85 Bridge Road – Hearing continued to Thursday, 04/05/2018.

Middlesex County Jail, Haddam – Open House, Saturday, 04/14/2018, 9 a.m.-12 p.m. – Free. Flyers distributed.

12. Town Planner's Report

None.

13. Adjournment

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

The meeting was adjourned at 9:20 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 22 March 2018.