

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 22 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 (6:18 p.m.)
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 6:15 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. Frey, alternate member, were seated.

4. Additions/Corrections to the Agenda

There were no additions/corrections to the agenda.

5. Public Comments

Members of the audience asked if there were additional copies of the agenda. Mrs. Glidden stated there were copies on the back table as well as a sign up sheet for those who want to receive emails about the Tylerville Zoning process.

6. Discussion Regarding Zoning Regulations for the Tylerville Area

Using a PowerPoint presentation, Mrs. Glidden reported the highlighted sections were the ones discussed at the 03/15/2018 meeting and made it clear that all categories are up for discussion nothing has been approved.

Mr. LePard questioned whether the town is allowed another package store in addition to the ones we currently have as the state regulates the number of package stores by the population and the vicinity to one another. Mrs. Glidden stated Mr. LePard was correct, there are five licenses per the town's current population and we're maxed out, but feels it's important to include it within the regulations in the event one of the existing package stores closes. Mr. Bull stated he didn't believe there was a distance separation regulation. Mrs. Glidden stated there is not a separating distance. Mr. LePard stated package stores cannot be within 1,000 feet of one another. Mrs. Glidden stated the Town of Haddam is not subject to separating distances as they are not within the town's Charter or Ordinances. Mrs. Glidden also stated when Teri's Package Store moved to the former Higganum Drug Center building, she had called the state in regard to separating distance and was informed the town is not subject to them. Mrs. Glidden asked Mr. LePard if he had information regarding this, to provide it to her. Mr. LePard will do some research and send an email to Mrs. Glidden.

Drive-thrus – Mrs. Glidden stated this is one of the issues that needed to be resolved.

Rental Businesses – Mrs. Glidden stated previously there had been some discussion about car rentals, etc.; and the Commission could include outside storage and regulate it through a Special Permit. Mrs. Glidden asked the Commission if they'd like the use and do they want limitations on outside storage. Discussion followed in regard to car rental businesses being allowed with a few cars on site while the balance of their inventory is stored off site.

Ms. Block asked if the reference to boats in this section also includes kayaks and canoes or if it's just large vessels with motors. Mrs. Glidden stated she did not distinguish, but kayaks and canoes would be allowed. Jen Mikulski stated there could be a potential restriction based on the size of the space. Mrs. Glidden stated she was thinking in terms of outside storage space. Lou Milardo asked if storage would come up during the application process noting a regulation would limit business sources. Dave Papallo asked if the kayaks he has at Andrews Marina would be allowed under the regulation. Mrs. Glidden stated as long as he's not renting them out, they would be considered personal property.

Discussion followed in regard to some form of calculation - square feet of storage; whether the display of a product is considered signage; the use of the Special Permit process; and regulating setbacks similar to the Higganum Village Regulations (Mrs. Glidden felt a zero setback in Tylerville would not be appropriate with Mr. Wallor agreeing noting the need for sightline as you go up the hill on Bridge Road). In the interest of time, Mrs. Glidden suggested the Commission move on and come back to this item.

Zoning and Special Permits - Mr. Bull asked what items only require a Zoning Permit. Mrs. Glidden stated applicants who would be going into an existing tenant space (2,000 square feet or less). Mr. Bull suggested an auto rental not be under Zoning Permit and that it be changed to a Special Permit. Mrs. Glidden agreed as the wording doesn't include outdoor storage. Kyle Croxford asked if putting in a parking lot would be considered an outdoor modification as there isn't a parking lot big enough for a car rental business. Mr. Bull felt the former Eco-Tourism site would be large enough for this activity.

Restaurants/Microbrewery with indoor/outdoor seating – Mrs. Glidden reported this was changed from the 03/15/2018 meeting. Mr. Croxford asked if this would need a Special Permit. Mrs. Glidden stated initially microbreweries required a Special Permit and restaurants did not; however, the question came up about a brew pub with outdoor seating and music, therefore, the wording was changed to allow microbreweries and restaurants to have these under a Special Permit. Mr. Croxford asked if a regular restaurant would previously only require a Zoning Permit. Mrs. Glidden stated yes, but a microbrewery has always required a Special Permit. Discussion followed in regard to separating the two businesses out – restaurants or microbreweries only with indoor seating and restaurants and microbreweries with indoor/outdoor seating. Mr. Bull pointed out there already is proposed wording for indoor restaurant or bakery with no outside seating. Mr. Croxford asked if microbrewery without outdoor seating could be added to the Zoning Permit. Mr. Bull asked what the current regulations say – Special Permit indoor

and outdoor. Mrs. Glidden stated she felt it's important to have a Statement of Use. Discussion followed in regard to traffic, hours of operation, the potential of music and the ability to regulate it through a Special Permit, changing "bakery" to "food establishment", and Creative Cakes by Donna being a bakery (considered retail). Donna Everett, owner of Creative Cakes, stated prior to her purchasing the property, the building used to be "Mom's Stand".

Steve Craig asked if the issue is indoor/outdoor seating noting that two columns ahead the process is the same for general retail. Mr. Bull and Ms. Block agreed. Mr. Craig stated it appeared as if it's being over defined.

Mr. Milardo stated since outdoor seating is becoming more popular, it's not a matter of not allowing it but rather the applicant needing to specify it and it requires a Special Permit. Mrs. Glidden asked the Commission if taverns, bars, and microbreweries should be different from food establishments. The Commission felt there should be a separation of indoor and outdoor seating subsections. Mr. Frey asked Patrick Pinnell, town planner and architect, his opinion on the matter. Mr. Pinnell stated he didn't have a strong opinion on this matter and that it tends to self-regulate. Mr. Laurenza asked if the town has a noise ordinance with Mrs. Glidden stating no, there is no town ordinance and it's not in the zoning regulations; and it's usually a matter for the State Police.

Drive-thru aisles for restaurants – Mrs. Glidden reported there has been discussion as to whether they should be permitted at all, whether or not they should be visible, and whether or not they should be a Special Permit and regulated by the Commission and any design guidelines. Mr. Milardo asked if a drive-thru is acceptable for a specific business, how could the town deny it especially if the applicant can prove the need. Ms. Stock noted the Commission is currently speaking about drive-thrus for restaurants and that previously the Commission talked about drive-thrus for pharmacies and banks potentially being a separate matter. Mr. Milardo asked why the Commission would limit people coming to town. Ms. Stock stated the purpose of the Tylerville District is to create a walkable area. Gianna Milardo stated the proposed sidewalk will only be on one side of the road; and asked how people are going to cross Bridge Road with all the traffic. Mr. Frey stated that's not the issue at this time and that the Commission is trying to create a walkable area. Mr. Wallor stated he felt they should all be Special Permit. Mrs. Glidden stated in the current zoning regulations, they are by Special Permit. Mr. Laurenza stated he thought the Commission had indicated drive-thrus would be acceptable via Special Permit if they were screened, on the backside of a building, and not visible from the river.

Using Dunkin Donuts as an example, Alan Blaschik, Alan's Small Engine, asked what the difference would be if 100 cars went to the establishment and the amount was divided between the drive-thru and parking and entering the building. Mr. Blaschik also stated if the drive-thru is eliminated, the Commission would be limiting the amount of business an establishment will receive (noted that people are lazy today) – rather than 100 cars there would only be 50 cars from those who are willing to walk into the building. Mr. Frey stated the purpose is to control an over-abundance of fast food restaurants, unless that's what is wanted. Mr. Blaschik stated if the businesses are paying taxes to the Town of Haddam it's fine. Mr. Frey stated that's not what the Commission is here for. Karen Blaschik, Alan's Small Engine, asked what the Commission is here for and what Mr. Frey's vision is. Mr. Frey stated the Commission is here to establish a village district and cited the Plan of Conservation and Development (POCD). Mr. Frey stated if tax paying businesses are what is wanted, then the Commission needs to look at another zone for that as Higganum and Tylerville were supposed to be walkable areas. Mr. Wallor stated he didn't believe McDonald's should go in a commercial zone. Discussion followed at length in regard to the hazards of walking the Bridge Road area and what will happen to the businesses that don't have the sidewalk on their side of the road.

Jayne Whittles stated she has read the town's POCD; and suggested everyone look at Chester and Deep River where there are no drive-thru restaurants and these establishments are packed with customers.

Mrs. Whittle also stated the value of the neighborhood is better than where she is currently located on Route 1, Old Saybrook, where drive-thrus are all over and people are dodging traffic. Mrs. Whittle stated she pays \$7 per square foot for her business where those areas that do not have drive-thrus get up to \$32 per square foot. Ms. Whittle stated if you have a walkable area, traffic will slow down, and people want to be there.

Ms. Block read a portion of the POCD indicating that a chain store can be found anywhere and is not a high priority for Haddam and is generally not appropriate for its village centers. Mr. Croxford asked how come an historic building was demolished and a Dollar General is coming in. Mr. Croxford stated the POCD is nice, but that's not what's happening. Ms. Block stated this took place before the POCD was adopted and a moratorium could be put in place. Mr. Wallor and Mr. Frey stated the Commission does not know what type of business is going in on that particular parcel. Mrs. Blaschik asked why anyone would want to halt someone's opportunity to bring in a business.

Larry Maggi, Fireworks, spoke in regard to the three business owners from the bank up – Milardos, Adornos, and himself. Mr. Maggi stated no one who owns a cupcake stand or rents kayaks will purchase their properties; however, if someone has the money to spend who wants to put in a drive-thru it should be allowed. Mr. Maggi also stated these property owners have a lot invested in the town.

Mrs. Mikulski, Mikes' Auto, stated if Meineke couldn't buy them out when they're ready to retire there aren't many small mechanics who are going to be able to purchase their business. Mrs. Mikulski also stated there needs to be open mindedness so that in the future if there's a need to change a business model it can be done. Mrs. Blaschik stated their properties are their retirements. Mrs. Mikulski agreed.

Ms. Stock and Ms. Block stated the Commission is merely discussing the matter of the drive-thrus at this time. Ms. Stock stated as a business consumer it's nice to have a place where you can walk in a town and not have to constantly go to Middletown, Chester, or Deep River. Ms. Stock admitted walking in Haddam is not simple and that other towns in the area have been able to manage this concept. Ms. Stock also stated she does not believe anyone is trying to stop a property owner from selling their property.

Mrs. Glidden stated with the Village District regulations there are currently uses that are not allowed in a commercial district that would be allowed in a village district allowing property owners greater flexibility to develop their property; and it levels the playing field to a degree. Mrs. Glidden voiced concern over drive-thrus being loud, smelly, litter tossed about, they're not pedestrian friendly, and the potential of a drive-thru going in on one property and the value of an adjacent property declining. Mrs. Glidden stated they can be allowed by Special Permit or they can be prohibited.

Mr. Milardo stated Bridge Road is a Route 1 and although they want the village represented, an owner who is putting up a 1,000 square foot structure will pay just as much as if they were putting up a 3,000 square foot structure because he can't put enough business into it. Mr. Milardo also stated small business is not working in Haddam; and if the Commission is going to restrict what can come to Tylerville, then the Commission is restricting what he and the others can earn. Mr. Milardo stated if a McDonald's wants to come in, so long as they obey the rules, let them in. Mr. Frey stated they will build without a drive-thru. Mr. Pinnell stated they will build without a drive-thru, as it's a national trend, and cited new construction in Simsbury. Mrs. Whittle talked about how Dick Smith and the other Deep River selectmen developed a plan for Deep River. Mrs. Whittle stated she envisions people being able to park, walk, and shop. Mike Mikulski, Mikes' Auto, asked where everyone will park. Kris Pszczolkowski, Goodspeed Station Country Store, stated there are five acres (Eagle Landing) across the street from his business.

Mr. Pszczolkowski asked if anyone had looked at the map of the road noting that everyone will have 15 feet of property taken away once the sidewalk and the water goes in as well as repair to the road. Mr. Pszczolkowski stated there is no piece of real estate to do anything monstrous on the road especially with a drive-thru. Mr. Pszczolkowski also stated if the sidewalk comes through that will be another 10 feet

taken away citing curbing and landscaping. Mr. Pszczolkowski stated the business owners want everything to be good and look good, but regulations can be good and bad and you need to know what you're regulating. Mr. Pszczolkowski also stated if you stand on the bridge on the Haddam side and look straight up all the land is state property as well as around the corner by the Riverhouse. Mr. Pszczolkowski stated the Commission is getting ahead of the process.

Mr. Pinnell stated Bridge Road is striped at highway standards and that's one of the reasons traffic is traveling so fast. Mr. Pinnell also stated the quality of traffic behavior needs to be changed and that can happen by shrinking the width of the travel lanes. Mr. Pinnell talked about national retail going for maximum possible flexibility, the lowest possible footprint, and this can be seen across the board (mentioned grocery stores; McDonald's without drive-thrus). Mr. Pinnell stated more businesses closer together will help with the taxes. Mr. Croxford asked if seeing a drive-thru window is a problem for someone. Ms. Stock stated the aesthetics of the cars is the problem. Mr. Pinnell stated when you see a drive-thru from the street, you widen the property.

Mr. Papallo asked Mr. Laurenza if curb side pickup is considered drive-thru or is it separate. Mrs. Glidden stated curb side pickup would be separate.

Mr. Bull distributed an information sheet (Exhibit A; copy on file in the Land Use Dept. and the Town Clerk's Office with these minutes) and reviewed the small chart at the bottom of the page. The chart on the bottom covers the four items which seem to be causing issues with people – food drive-thru, bank drive-thru, gas stations, and pharmacies – and potential ways to address these areas. Mr. Bull stated there were two studies that looked at this area and discussed a back commercial area that would be off Routes 154 and 82. Mr. Bull also reviewed the text above the chart noting there are other ways for the business owners to sell their properties without selling to McDonald's. Mr. Blaschik stated they want to sell their property to whoever has money. Mr. Maggi stated if the Commission doesn't want drive-thrus, then put everyone on the same playing level – no banks, pharmacies, etc.

Mr. LePard stated one thing that is missing is an overview of what would make Tylerville unique and roads behind Routes 154 and 82. Mr. LePard stated there is a lot of room to put in a back road and some businesses would need to use a rear entrance. Mr. LePard also stated he believes water will help the area to thrive, but two back roads will open up the area. Mr. Laurenza stated the Commission has discussed this in the past. Mr. Bull stated the Commission cannot make a property owner do that, but they can encourage it. Mr. Pinnell stated something like that could be done by mutual agreement at the back or side lines of the adjoining property owners and it would be to their economic advantage to do so to get frontage on two additional streets. Mr. Pinnell talked about how towns traditionally grew – from their centers – and reinventing how the town grows – byways to create additional frontage. Mr. Maggi asked who will start it and pay for it. Mr. Bull stated the developers, if they want too. Mr. Maggi stated the Commission is making up regulations for someone who might come, never mind the people who are here. Mr. Bull stated the Commission doesn't mean to hurt any existing business. Mr. Maggi stated he knew they didn't mean to, but that's what's happening. Mr. Maggi talked about the Milardos, Adornos, and his properties as well as the River Valley Provision property. Mr. Bull talked about Main Street, Madison, and the businesses behind it. Mr. Frey talked about the same thing on Main Street, Guilford.

Mr. Blaschik again talked about the drive-thrus at the two Dunkin Donut locations and how business was taken away from the Mobil Gas station due to these drive-thrus. Mr. Blaschik stated people do not want to get out of their cars. Mr. Frey stated the Commission is talking about planning, not zoning. Mr. Bull suggested perhaps a conceptual back loop be done.

Mrs. Glidden stated in the design guidelines, not yet reviewed, there is a hand drawn map showing opportunities for trails and commercial roads that would be considered a positive thing (Mr. Rocco will do a conceptual drawing). Discussion followed at length in regard to byway possibilities, the Conway and the Fuss and O'Neill's studies, and the Fuss and O'Neill map showing what they saw as a village district

and potential side streets. Mr. Blaschik stated creating a village center on Bridge Road is not appropriate; however, doing so on the byways would be acceptable. Mr. Bull stated this is the approach the Commission should move too. Mr. Blaschik asked if the water pipe would be sufficient enough to handle the development of the properties on the byways. Mr. Frey stated yes. Mr. Papallo stated tying in the marina to the village district is foolish.

Mr. LePard stated the railroad is moving north and the area by the marina and Goodspeed Station Country Store is being made into a destination. Mr. LePard also stated railroad passengers will be disembarking and either going to Haddam or East Haddam. Mr. Papallo stated he doesn't want people who do not have anything to do with the marina on the property noting that he just dealt with this problem during the ice jam.

Mr. Frey stated people do not want to see more houses torn down; and some of the houses in that district will fall under much more scrutiny. Mr. Bull stated it will protect those buildings. Ms. Stock asked Mrs. Glidden could the Commission develop a district as well as a sub district. Mrs. Glidden stated initially that was something she had talked about – a neighborhood transition zone – perhaps a more intense use, then some type of cottage industry. Discussion followed in regard to adaptive reuse.

Mr. LePard stated people who disembark the train are bused to wherever they'd like to go. Mr. LePard stated the Tylerville village should be competing with the East Haddam side and an opportunity could be missed if it is not looked at in that way. Mrs. Glidden stated what she has heard from the train is that people prefer to go by foot rather than be transported. Mr. Croxford asked about crosswalks. In regard to the sidewalk, Mrs. Glidden stated the town has a Transportation Alternative Program (TAP) grant and a concept design was done that would go from the intersection of Route 154 to Bridge Road (southern side) just to the State Park and possibly, depending how funding breaks out, there could be additional work. Mrs. Glidden also talked about a potential walkway on the bridge and the town will try to get a Transportation Investment Generating Economic Recovery (TIGER) Discretionary grant. Discussion followed in regard to the work process – water and sidewalk work, and the roundabouts (may be off the table at this time due to funding).

Going back to the village district boundaries, Mrs. Glidden stated there seemed to be consensus to go with what Fuss and O'Neill had proposed. Ms. Stock asked could the larger area be a village district with one set of regulations and a business district have another set of regulations. Mrs. Glidden stated yes. Mr. Pinnell stated the Commission can write two sub districts within one village district (noted legislation 98-104).

Mr. Papallo stated the state has been discussing turning the southern portion of the parking lot at Eagle Landing (approximately 50 percent) into a boat launch. Mrs. Glidden stated she had heard the concept had been shelved. Mr. Papallo stated the Haddam Meadows boat launch is in terrible condition and rather than put money into that that the state would be moving the launch as it's naturally deep at Eagle Landing.

Mrs. Glidden asked the Commission if they would like to do the two districts all at once or work on one, lift the moratorium, and then work on the second one. The Commission felt working on the district along Bridge Road and lifting the moratorium would be best. Using the map, Mrs. Glidden stated the district would be from the Condil property moving south to the new gas station on Route 154, both sides, and Bridge Road from Route 154 to the Dunkin Donuts and the Botelle property, both sides.

Mr. LePard stated it may be best for the Commission to work from the limits of the village and the secondary roads as opposed to debating each item within the proposed Use Chart. Mr. LePard believes the Commission is spending too much time on detail as opposed to the overview. Mr. LePard stated the purpose of the village is to concentrate the properties. Mr. LePard stated the Commission needs to define the village limits, bring in the concept of the secondary roads, and work toward a village that will be viable. Mr. LePard also stated the Commission needs to figure out how village zoning is different from

regular zoning – move structures closer together, share parking lots, form lines of delineation between properties. Discussion followed in regard to lot sizes (make them small), shared parking, smaller buildings v. one large building with a look of multiple buildings, architectural detail to the façade, and the 20 foot minimum open space between structures. Mr. Pinnell stated if the Commission wanted to do a new cycle of densification, 20 feet is a good width for a townhouse (standard urban row house). Mr. Pinnell also stated keeping it at 20 feet for now, wouldn't foreclose further density for the future.

Mr. Frey asked the audience if they felt the Commission was anti-business. Someone in the audience stated maybe pro-regulation. Mr. Frey stated the Commission has a job. Mrs. Whittle stated business owners who come to her shop feel the people of the town are anti-business, but the Commission is going to get a handle on it.

Items needed for the next meeting: 1) a revised map with conceptual roads; 2) get information in regard to densification; 3) general categories as to what to allow where; and 4) create districts and decide where drive-thrus may be allowed.

Mrs. Whittle stated business owners are waiting to see what develops on Bridge Road. Mr. Maggi asked what is so special about Bridge Road as there's a lot of traffic, it will be difficult to walk, and it will be costly to install a sidewalk on the opposite side of the road. Mr. Maggi also stated the nice little shops and sidewalks should be a part of the loop roads. Mr. Bull pointed out it will take private money to build the loop roads; whereas, Routes 154 and 82 are already there to begin work on. Mr. Braren stated parallel roads make sense, but where it may get a bit muddy is what happens on the other side of the parallel road. Mrs. Glidden talked about Hebron where they have their more intense uses to the back.

Discussion followed in regard to how much property is available for development, the potential demolition of existing structures in favor of building new ones, existing ground contamination (properties will need to be remediated), public water changing the hydrology as wells are abandoned, and banks not approving loans for contaminated sites.

Mrs. Glidden stated she had put the back roads idea within the draft design guidelines, and perhaps once an area is established, the Commission should discuss general design guidelines, the back roads, and then work into uses. The Commission agreed.

Mrs. Glidden read into the record the following: A letter from Gail Kalison Reynolds, Chairman, Haddam Conservation Commission, dated 03/22/2018, in which Mrs. Reynolds talks about the POCD and the sense that it is being abandoned (Exhibit B). A letter from Robin Maule, Saybrook Road, LLC (owner of the new Sunoco gas station), 1627 Saybrook Road, dated 03/21/2018, in which Mrs. Maule voices concern over the setbacks for a car wash and believes the proposed regulation has been specifically added to prevent a car wash in Tylerville (Exhibit C). An email from Michael W. Epright, Esq., Epright Law, LLC, 95 Bridge Road, dated 03/22/2018, in which Mr. Epright talks about current zoning regulations serve the purpose and that additional regulations are just another layer of bureaucracy (Exhibit D). Copies of the letters are on file in the Land Use Dept. and the Town Clerk's Office with these minutes.

7. Approval/Correction of the Minutes

Corrections to the 15 February 2018 minutes: page 3, second paragraph, first sentence, and throughout the minutes - change "Tyrseck" to "Torza"; page 3, second paragraph, fifth line – strike out "Mr. Frey asked what type of business is being proposed for the building."; page 3, second paragraph, eighth line – change "sated" to "stated"; page 5, second paragraph, fifth line – change - concert" to "concrete"; page 5, sixth paragraph, seventh line – change "SHIPO" to "SHPO" and "artifacts" to "site"; page 7, second paragraph, first sentence – change "repro" to "RCRA"; page 7, sixth paragraph, first sentence – add "In regard to the deficiencies outlined in the draft motion (Exhibit G)," before "Mr. Bull" and in the fourth sentence – add "and asked if the hearing could be continued to relook at the comments and put more time into it" after "Mr. Fries stated he believed so"; page 7, after the sixth paragraph, add the following paragraphs –

"Adding to Mr. Bull's comments about the Commission's normal process, Mr. LePard stated with any large project the process goes on for several meetings; and usually when there are some deficiencies, the developer is asked to address the matter and come back to another meeting. Mrs. Glidden stated she did bring these deficiencies up to the applicant. Mr. LePard stated she may have done so as an individual, but he was talking about the Commission. Mr. LePard also stated he was in favor of giving an extension as opposed to denying the application as he felt the submission was thorough, but the usual process is when there's a flaw the applicant is given time to address the matter and try to satisfy the Planning and Zoning Board. Mr. LePard recommended a continuation of the hearing to allow for amendments to the plans." "Mr. Bull asked Mrs. Glidden why the denial and what is the time crunch. Mrs. Glidden explained the state statutes and the time frame of making a decision. Attorney Roberts stated the application before the Commission is for a site plan and the Commission has only 65 days total from 01/04/2018 to act on the matter. Mrs. Glidden stated 03/06/2018 would be 65 days from the date of receipt. Mr. Roberts also stated the applicant could ask for an extension. Mr. Wallor asked if the applicant could ask for an extension on 03/01/2018 and the Commission could keep the hearing open. Mrs. Glidden stated yes." "Mr. Bull asked the advantage of denying the application tonight. Mrs. Glidden stated if the application is denied, the applicant could reapply. Mrs. Glidden also stated the intent is to send a message that if applications are incomplete and they do not meet the code and they don't respond to the planner's comments, that the application will be denied. Mr. LePard didn't agree stating he's never had anyone apply with this much information and in the past the Commission's usual process was to continue. Mr. LePard asked why all of a sudden is the Commission not doing that. A brief discussion followed in regard to the content of GCI's plans (warehouse project on Route 81) v. the applicant's plans. Mr. Laurenza asked Mr. LePard if his opinion was to keep the hearing open for another 30 days and if amendments to the plans can't be made, the applicant can ask for an extension. Mr. LePard stated the Commission should give the applicant a chance to comply to what is being asked of them. Mr. LePard again asked, why is the process being changed and that he didn't see any purpose for the draft motion (Exhibit G)." "Mr. Laurenza took a one by one poll to see if the Commission was agreeable to keep the hearing open."

MOTION: Ed Wallor moved to approve the 15 February 2018 Public Hearing/Meeting minutes as amended. Steve Bull second. Motion carried unanimously.

MOTION: Steve Bull moved to approve the 15 March 2018 Meeting minutes as submitted. Ed Wallor second. Motion carried unanimously.

8. Chairman's Report

None.

9. Scheduling of Hearings

85 Bridge Road – Public Hearing continued to Thursday, 5 April 2018.

10. Town Planner's Report

P&Z Meeting – Thursday, 29 March 2018, 6:15 p.m., Town Hall.

11. Adjournment

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

The meeting was adjourned at 8:52 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner, Recording Clerk

The next meeting is scheduled for Thursday, 29 March 2018.