

Staff Comments
Planning and Zoning meeting
April 22nd, 2021

- a. **Request for Special Permit to allow conversion of a two car garage to an in-law apartment. 130 Pokorny Rd, Map43 lot26-6 Applicant: Jeff Shackett**

This is a request to create a 728 sq.ft. attached accessory apartment in the existing attached 2 car garage. The maximum area is 800 sq.ft. The request complies with all the accessory apartment regulations.

If approved by this Commission the applicant will apply for a building permit which includes a B100A Health Department approval for the septic.

The applicant has the required sign to post on the property.

I have no concerns and recommend approval.

- b. **Request for Special Permit for allow a satellite med-spa in home office. 29 Devonshire Ln, Map16 lot 12-3 Applicant: Lauren Hebert**

The proposed area is 10 feet by 11 feet within the home. Maximum size is 500 sq.ft. The applicant needs to submit a floor plan showing the room to be utilized. Per the regulation they also need to submit proof that they notified owners within 200 feet of the property.

Otherwise, what is proposed satisfies the home occupation regulations.

The applicant has the required sign to post on the property.

I have no concerns and recommend approval.

- c. **Request for a special permit to allow for demolition of residential structure listed on Haddam Survey of Historical and Architectural Resources. 140 Dublin Hill Rd. Map 06/ Lot 042 Applicant: Tim Brewer**

The Commission denied this request last year for failure to explain various alternatives to demolition. This is the same request was denied on September 3rd, 2020.

The property at 140 Dublin Hill Road is listed on the **Haddam Survey of Historical and Architectural Resources.** The owner has applied for a demolition permit to remove the structure. The demolition of a structure on the **Haddam Survey of Historical and Architectural Resources**

requires the granting of a special permit from the Planning and Zoning Commission.

The Zoning Regulations conclude that the historic structures have a historic, cultural, architectural and economic significance and contribute to a healthy and thriving future for the Town of Haddam. It also concludes that Haddam derives much of its charm and unique appearance from its architecture and from its history.

The Haddam Historic Society describes the structure as follows:

“The Leverette Spencer House is one of the best and most well-preserved examples of workers’ housing in Higganum reflecting the growth of the area’s industry during the second half of the 19th century and development of neighborhoods for employees at the factories. Although other factory housing remains in the area, most have been significantly altered. The house at 140 Dublin remains untouched, and although a modest cottage, it does exhibit “Gothic Revival” architectural details the give the building character and is a humbler version of the more ornate managers’ or factory owners’ dwellings. This tangible link to the working-class families of our town represents those who labored in the local mills and factories and put Higganum on the map in the 19th and 20th centuries. It illustrates how families came from foreign shores with little in their pockets and were able to toil and save to achieve the American dream of owning a home which to raise a family.”

“The building also plays an important role in the streetscape of the Dublin Hill neighborhood and the evolution of Higganum as a 19th century industrial center.”

“The Haddam Historical Society objects to the demolition of this important building on the grounds that it is identified by the Sate Preservation Office, the Greater Middletown Preservation Trust and the Haddam historical Society as a significant historical and architectural property.”

Purpose

The purpose of the Regulation is to insure all feasible and prudent alternatives to the demolition have been considered.

To date the applicant has not submitted or discussed any alternatives to the demolition.

Often owners of historic buildings argue the town regulations are forcing the demolition because they prevent alternatives or creative solutions.

That is not the case in Haddam.

The regulation allows for the modification of the following requirements to facilitate alternatives.

- Lot coverage,
- Lot area,
- Lot frontage,
- Front, side and rear yard setbacks and
- Parking requirements.

We also adopted an **Adaptive Historic Re-use Regulation** which allows for alternate uses even in a single family zone. For instance a single family home could be converted to a professional office or a multi-family to generate enough revenue to justify the preservation.

Considerations

The regulation requires that you consider the following during your deliberations :

- 1.) the impact of historic preservation recommendations on the overall project,
- 2.) the availability of other architecturally appropriate alternatives which preserves the building,
- 3.) the ability to allow higher densities and modifications to the regulations to allow the greatest number of alternatives and to compensate for the preservation; and
- 4.) the impact of the demolition on the property, surrounding properties and the overall historic character of the area.

Haddam Plan of Conservation and Development

When considering a special permit you are also required to consider the recommendations in your **Plan of Conservation and Development**.

There is a section which is entitled - ***Heart & Soul of Haddam***. This section indicates the following: “*There are places and features in Haddam that, if lost, would fundamentally change the character of the Town.*”

Higganum Village is one of those places.

The section includes this recommendation:

“Preserve historic buildings. *While most of Haddam’s historic non-residential buildings are located within the three village centers, many historic village buildings have been lost over time and are neglected or*

vulnerable to demolition. To make sure that Haddam's villages continue to be special and unique places with a sense of history and place, it is critical to preserve the remaining historic buildings and public open spaces."

There is also an entire section on Higganum Village in the POCD. This section discusses its Historic Background and recommends the following:

"5. Where possible, pursue efforts to protect the remaining open space surrounding Higganum and to preserve the historic settlement pattern of compact villages surrounded by open land by respecting the village boundaries."

The applicant has the required sign to post on the property.

To reverse the decision from last year the Commission must find changes or new circumstances which justify the granting of the special permit for demolition.

d. Request Special Permit to replace signs at Dunkin Donuts for rebranding, section 17.5. 82 Bridge Rd, Map 49 lot 34-1 Applicant: Poyant Signs

The applicant and company was very good in working with staff and responding to the Architectural Review Committee concerns. In this case a formal referral to ARC was not required. Your jurisdiction here is everything that is within view from the roadway.

The original proposal eliminated the goose neck lights and proposed a large internally illuminated sign on the front of the building. Both of these changes were not in keeping with the Village District Regulations. The company agreed to modify the plan and I think the proposed is now an improvement over the existing.

The total square footage of proposed signage is less than existing signage.

The applicant has the required sign to post on the property.

I have no concerns and recommend approval.

EXISTING



PROPOSED



- e. **Request for Special Permit to create 5 acre interior lot for single family residence, section 4.1 B. 133 Injun Hollow Rd, Map 12 lot 13 Applicant: Carl Erlacher**

This is a proposal to create an interior lot. The division qualifies as a “free cut” because the parcel existed in its current configuration since before March 17th, 1956. The State of CT licensed land surveyor has done the deed research and certifies this fact. The 2 acre front lot on Injun Hollow Road satisfies the zoning requirements.

The proposal comes before the commission to create the 5 acre interior lot. It is an interior lot because it has less than 200 feet of frontage. It has 69.17 feet of frontage. Only 25 feet of frontage is required. The lot size is twice as large as is required and can easily accommodate a single family home.

It has been tested and approved for on-site well and septic.

The applicant has the required sign to post on the property.

I have no concerns and recommend approval.

Town Planner's Report:

Proposed CGS 8-24 review for Bridge Road sidewalks

Connecticut General Statutes requires a review of proposed municipal improvements under Section 8-24. The Town received a federal grant to construct sidewalks along Bridge Road in Tylerville. The improvement is technically on state property but the Town is required to construct and maintain.

We are also acquiring temporary and permanent easements from 10 of the properties along the route. When the town acquires an interest in land a CGS 8-24 review is also required.

Our consulting engineer will attend the meeting to provide a brief overview and respond to questions.

When issuing a CGS 8-24 report to the Board of Selectman the Commission is reporting on conformance with the POCD. Anything that enhances pedestrian safety and connectivity within Tylerville is certainly in conformance with the POCD.

I have no concerns and recommend an affirmative 8-24 review.