

March 15, 2021

Town of Haddam Planning & Zoning Commission
Old Town Hall,
30 Field Park Drive,
Haddam, CT 06438

RE: Proposed Zoning Text Amendment to the Haddam Zoning Regulations - Section 5.6 C.5

Dear Haddam Planning & Zoning Commission,

I write to you out of a deep concern regarding a proposed change to Haddam's Planning and Zoning Regulations - Section 5.6 C.5 Tattoo and/or body piercing studios at 310 Saybrook Road, Higganum, CT by Applicant/Property Owner: George Smith / Robert Lloyd.

Specifically, the applicant is requesting the following (bold text underlined): "C. Other prohibited uses...5.) Tattoo and/or body piercing studios: **provided, however, that existing & licensed tattoo businesses in the Town of Haddam are allowed by site plan review to terminate and abandon their current location and relocate to other zones in the Town which allow for personal services establishments.**"

The proposed amendment allows for an existing & licensed tattoo business, which is a grandfathered non-conforming / prohibited use, already operating in the Town, to move to any location in Haddam that is zoned for personal services. As identified to the board in previous meetings, there is only one such existing business that this language would apply to and that is Goodspeed Tattoo – Tattoo and Piercing Shop, licensed to operate at 106 Bridge Street, in the village of Tylerville, Haddam, CT. If the board approves this change and because of its existing business status, Goodspeed Tattoo, and only Goodspeed Tattoo, will be able to operate a prohibited use business in any space in the villages of Haddam, Higganum, and Tylerville.

While I will leave it to the experts to determine if such exclusivity for the benefit of one individual business can be written into the Town's zoning regulations, I suspect that it is wrong. It seems monopolistic, anticompetitive, exclusionary, and contrary to zoning rules which are to be applied uniformly reflecting the community's stated policies. The proposed amendment has the potential to negatively impact existing property values / businesses and deter future investment by both enabling this particular instance, as well setting a precedent for granting such exclusionary rights for a nonconforming use scenario in the future. Accordingly, approving this amendment, which gives one prohibited use business exclusive rights to operate in any of Haddam's three village zones, would reflect poorly on the Town's ability to effectively execute its land use policies. The Planning and Zoning Commission is entrusted with this responsibility and can avoid this situation by simply defending the regulations as written and not allow this proposed amendment to move forward.

In light of the above, I strongly urge the board to deny the subject P&Z Application.

Respectfully,

Jay Verney

Resident of Haddam