

**TOWN OF HADDAM  
POCD ADVISORY COMMITTEE  
PUBLIC MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
TUESDAY, 27 JUNE 2017  
UNAPPROVED MINUTES  
*Subject to Approval by the Committee***

**ATTENDANCE**

X	Steven Bull, Chairman
X	Lynne Cooper
A	Raul de Brigard
A	Jeremy DeCarli
A	Mike Fortuna
A	Paul Geraghty
A	Erik Jarboe
A	Lisa Malloy
A	Nancy Meyers
X	Patrick Pinnell
X	Gail Reynolds
A	Carmelo Rosa
X	Chris Smith
A	Tom Worthley
X	Lizz Milardo, First Selectman
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order**

Mr. Bull, Chairman, called the meeting to order at 6:30 p.m.

**2. Attendance/Introductions**

Attendance was taken.

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

Mr. Bull requested Item #8 – Approval/Correction of Minutes be moved up to Item #4.

**4. Approval/Correction of Minutes**

Corrections to the 16 May 2017 Minutes – page 3, Higganum Strategies, third line – change “boat launch” to “reservoir access area”; page 3, Tylerville Strategies, fourth line – change “Beaver Meadow” to “Haddam Meadows” and before “Haddam Meadows” insert “other non-Tylerville parks such as the”; and page 4, Rural Residential Strategies, third line – change “road” to “roads”.

**MOTION:** Patrick Pinnell moved to approve the 16 May 2017 minutes as amended. Lynne Cooper second. Motion carried unanimously.

**5. Public Comments**

Maurice Adams, 32 Gates Way, Haddam, reported the Valley Railroad Company (Essex Steam Train) has purchased the Lady Catherine cruise line and presented pictures of the Lady Catherine docked in

Haddam and Hartford noting the rail lines in front of the ship with and without freight, respectively. Mr. Adams stated this will be a potential asset to Haddam in terms of lifestyle and economic value, but doesn't believe it's mentioned in the POCD (studied the June 2017 comments and didn't see a reference). Mrs. Reynolds stated the cruise boats are mentioned in the POCD. Mr. Davis stated they have added additional items in the interim.

Mr. Adams stated during the June 2017 presentation there was discussion about natural gas lines and he noted although natural gas is cleaner than coal and oil, it is a heavy CO2 admitter. Mr. Adams stated it's unlikely Haddam will have a gas pipe line because 1) very low population, 2) lack a dense population, 3) very expensive to drag a pipe line through granite, 4) don't have heavy industrial usage, and 5) a gas company is not required to service anybody, they only go where it's most economical.

Mr. Adams stated there is no reference to nine (9) miles of river front railroad track that runs through Haddam and he's unable to find anything about the freight trains. Mr. Davis stated since the last meeting, a special call out box has been added regarding this issue. Mr. Adams thanked Mr. Davis.

Mr. Smith asked what was in the photos Mr. Adams had submitted. Mr. Adams explained what was in the photos. Mr. Adams also showed pictures of graffiti covered box cars. Mrs. Reynolds stated at the last meeting it was discussed that the U.S. military wants the line open to Pratt and Whitney. Mr. Pinnell stated from what he knows from United Technology Corporation (UTC) it's a distant possibility. Ms. Cooper stated there are two issues – 1) the military is saying do not tear out the tracks in the event there is a tragedy and they need to get to Pratt and Whitney and 2) does the Town want to take a position within the POCD that the tracks will not be torn up, at least within the next 10 years, and how to utilize that resource as a recreational device. Mrs. Reynolds stated she believes Valley Railroad will be keeping the tracks open and doesn't believe the Town should say anything about Valley Railroad not continuing to do their work as the tracks will go back to being overgrown (unusable). Ms. Cooper agreed. Discussion followed with Mr. Davis stating it's on the record what the Town's position is.

Mr. Smith reported the Office of Policy and Management (OPM) suggested towns should have within their POCD anything that they would possibly envision in the town, but also they can point to it when they go for state funding. Mr. Smith also stated a lot of what is being driven with some of the limited funds is going to be what the town has in its POCD and suggested commenting similarly on the types of things that are in the State's POCD.

Mr. Pinnell stated the State POCD talks about strengthening the north/south rail lines not just the New Haven, Hartford, Springfield line, but other lines such as Old Saybrook, the casinos, Storrs, on up to Palmer, MA where it intersects the Boston-Albany line. Mr. Pinnell suggested mentioning Budd cars (light rail) within the POCD as an alternative rail strategy.

Ed Munster stated the State bought the line for the purpose of outdoor recreation and at the time no one knew what the State really planned to do was sell a lease to a rail company that was going to use it for tourism. Mr. Munster also stated what was told by the Connecticut Secretary of Agriculture at that time, Commissioner Joseph N. Gill (held office from 1954-1970), the line was purchase with both state and federal funds to provide a linear park along the Connecticut River. Mr. Munster stated almost immediately the State gave a lease to the Valley Railroad Company and they have been using their right to use and expand that lease. Mr. Munster stated his concern is that any expansion of usage will interfere with the original concept that the rail line was bought for the public to use and not for use by freight, transportation, or steam train. Mr. Munster stated he respected the idea that light rail will not be as erroneous as commuter rail or freight; however, he's opposed to any expansion beyond the usage that the steam train presently has a lease to perform.

Mr. Munster stated some items the town needs from an infrastructure perspective are: water in Tylerville is a great step forward; cell phone service is something that's critical (safety issue); and sewers in Higganum. Mr. Munster also stated sidewalks are not a major infrastructure item the town needs.

Mr. Davis stated the POCD belongs to the town, it's the town's vision, and that tradeoffs come when you get down to the budget. Mr. Bull stated it's clear the railroad is a lightning rod both positive and negative and they need to be a part of the POCD.

Mrs. Glidden stated she and Lizz Milardo, First Selectman, had a very productive meeting and there are two things that can facilitate whether sewers are constructed or not. 1) Establish a Water Pollution Control Authority (WPCA). Just because a WPCA is formed doesn't mean sewers are coming to town; they would be the group charged taking on moving the study forward (place in POCD). 2) Compiling a Facility Plan. If the town ever wants to access clean water funding, this plan would need to be in place. Mrs. Glidden stated she would like specific goals. Ms. Cooper, Mrs. Reynolds, and Mr. Pinnell voiced agreement. Ms. Moravec stated if you know something is coming down the line, than you should prepare for it. Mr. Davis stated these would be two excellent actions to add.

## **6. Review of the Second Public Workshop**

Jeff Davis, AICP, Project Planner, and Krista Moravec, AICP, NCI, Project Planner, were present.

Mr. Davis began by reviewing the Points of Discussion handout.

**Higganum – Goals - Improving mobility within Higganum** – Mr. Davis believes people are concerned the commuter rail would be brought back. Not the Committee's intent. Mr. Bull agreed. Mrs. Glidden suggested using "intraconnections" or "connections within Haddam".

**Tylerville – Strategies – Higher Density Residential Development** – Mr. Davis stated people get nervous when they hear "higher density" and want a clean understanding of what it means. Mrs. Reynolds stated there's also concern when "affordable" is mentioned. Noted that "affordable" is not mentioned within the document. Discussion followed in regard to the Housing Opportunity District (HOD) Zoning being allowed in Tylerville.

**Tylerville - Ideas for Discussion – 1. Concentration of Village Style Development** – Mr. Davis stated Bridge Street is a long space and asked if the Committee would like to tailor the designation to a tighter area. Mr. Bull stated Planning and Zoning (P&Z) will be developing Tylerville Village Regulations and to have guidance within the POCD would be good. Discussion followed with Mr. Smith suggesting the addition of a "Form Based Code". **2. Can Haddam support two village centers?** – Yes, the town can support both.

**Haddam Center – Strategies – Encourage a limited amount of new commercial/residential development** – Some were o.k. with limited commercial, but no new residential. Discussion followed with this area being more of a municipal center – library, town offices, etc.; and this would be an area to renovate. Mrs. Glidden suggested the Jail be called out. Mr. Pinnell suggested lowering of the speed limit to 25 mph and shared parking on both sides of Route 154. **Access to the south end of Haddam Meadows via Station Hill Road** – Mr. Bull stated this is potential access for Haddam residents.

**Haddam Neck – Ideas for Discussion – 1. Make sure Connecticut Yankee (CY) property is zoned properly.** Mr. Bull stated this would come from P&Z. **2. Reevaluate cluster subdivision regulations for Haddam Neck.** Mr. Bull stated conservation subdivisions are town wide. Ms. Moravec stated there was concern the regulations weren't producing the type of development (design) the residents wanted. Discussion followed in regard to two acre development v. cluster development; financial costs to both families and the town. The Committee did not feel a need to call out Haddam Neck. **3. Develop CY** – The POCD currently says to pursue conservation on the site and to explore renewable energy on the site or a portion of the site. Mr. Pinnell suggested "recognize the significance of the Salmon River Watershed". Mr. Bull noted this area will have to pass Gateway regulations. **4. Find ways to improve fair-grounds** – Unclear what was being looked for. **5. Library kiosks** – Mrs. Glidden reported the library would like to do something in Haddam Neck perhaps in the area of the fire house. Mr. Munster stated a similar book lending process was done at the fire house.

**Smaller Commercial Areas - Strategies** - Mr. Davis reported some residents didn't want to see anything happening with these areas, while others thought all the new commercial development should happen within the village centers. Mr. Davis stated the way it's currently written space within these areas would be maximized not expanded. Mrs. Glidden stated the Route 81 corridor needs to be recognized for what it - commercially zoned properties being used for commercial as well as residential. Mrs. Glidden also stated she doesn't believe it's anyone's intent to have those homes become commercial enterprises.

**Rural Residential – Goals – Subdivisions** - Mr. Davis stated the biggest push back was that people do not want any more subdivisions. A brief discussion followed in regard to property rights and potential alternatives if the property is worthy of being conservation land – donate, ease, or purchase by conservation organizations. **Strategies – Natural buffer area between development and local and state roads** – Mr. Davis stated there was a bit of opposition to this, but no comments were given. Mrs. Glidden stated this should be left in. **Industrial Uses** – Mr. Davis stated the Committee needs to be clearer in regard to its intention. Place under its own heading/section. **Ideas for Discussion – Ordinance needed to regulate privately owned sidewalks in Haddam** – Mrs. Milardo stated at one time there was an issue about the store owners having to shovel their own walkways and an attempt to pass an ordinance was made, but failed. Mrs. Milardo also stated some people feel the town should be assisting the business owners in clearing the sidewalks and others do not. Mrs. Glidden stated the sidewalks in Higganum are not private, but because of the streetscape, Public Works does clear them. Item should not be addressed in POCD.

**Connections – Governance – Goal – Develop process for POCD implementation and ensure it's referred to in all town decision making and implementers are held accountable for furthering actions they're responsible for.** Mrs. Reynolds stated she believes this goal is required, otherwise, it's very weak and ignored. Mr. Bull agreed. Ms. Moravec stated this would be in relation to the Action Plan. Discussion followed in regard to submitting a progress report specific to the POCD as well as a report for the Annual Report. Ms. Cooper stated there are two issues: 1) POCD should be used on a regular and consistent basis by all commissions/boards/committees. 2) Action Plan items need to be reviewed/reported on as to whether they're still applicable; and if so, what's the status and if behind, what needs to be done. Discussion followed on the creation of a follow-up committee to monitor the POCD and having language that requires all commissions to review their Action Plan items at their first meeting in the new year.

## 7. Review of Goals and Policies

Mr. Davis stated that during the 11 July 2017 (Tuesday) meeting, review of goals will continue. Mr. Davis also stated there is still time to provide comments; however, they are aiming to have a finished draft before 1 September 2017.

## 8. Next Steps/Timeline for August and September

Ms. Moravec reviewed the time line: 1 September – Finished draft, 13 September – Draft submitted to Board of Selectmen (BOS), 20 September BOS public hearing; revisions if necessary, 3 October – Draft to RiverCOG, 3 November – POCD to Town Clerk's Office, 22-30 November – Legal Notice for POCD, 7 December – Adopt POCD at P&Z, and 25 December – Final Plan on web and to OPM.

## 9. Adjournment

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,  
*Bunny Hall Batzner*  
Bunny Hall Batzner, Recording Clerk

**Meeting, Tuesday, 11 July 2017, Town Hall, 21 Field Park Drive, Haddam, 6:30 p.m.**