

**TOWN OF HADDAM
ZONING BOARD OF APPEALS
PUBLIC HEARING/MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 31 AUGUST 2017
UNAPPROVED MINUTES
*Subject to Approval by the Board***

ATTENDANCE

X	Margo Chase-Wells
X	Marjorie W. DeBold, Vice Chairman
X	Mary Hickish
X	Robin Munster, Chairman
X	Kenneth Wendt
X	Thomas Berchulski, Alternate - Seated
X	Anthony Matterazzo, Alternate
X	Neal Perron, Alternate
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mrs. Munster, chairman, called the meeting to order at 7:30 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken and all regular members were seated.

Mrs. Glidden read the Legal Notice, as published in the Haddam News on 17 and 24 August 2017, into the record.

Mrs. Munster explained the public hearing process to those in attendance.

3. PUBLIC HEARING

A Variance to Allow a Lot with Less Acreage than Required for Property Located at 916 Saybrook Road and Shown on Tax Map 31, Parcel 62 and Lying Due North of the Brainerd memorial Library.

Roger Nemergut, Project Engineer, Nemergut Engineering; Tom Piezzo, Director, Brainerd Memorial Library; Raul de Brigard, President, Brainerd Memorial Library Board of Trustees; and Marijean Conrad, Vice President, Brainerd Memorial Library Board of Trustees; were present.

Mr. Nemergut explained the variance request - an interior lot area must be at least one acre larger than the minimum area required in that zone. The library is in a 2 acre minimum required, therefore, it would be required the interior lot be 3 acres.

Using a map, Mr. Nemergut pointed out the library building (920 Saybrook Road, just less than 1 acre) and the interior lot (916 Saybrook Road, 3+ acres, with existing single family home) which is also owned

by Brainerd Memorial Library. On the map, the 916 Saybrook Road property is outlined in yellow and gray shading. The proposal calls for the gray shaded area (916 Saybrook Road) to be transferred to 920 Saybrook Road (Brainerd Library). Mr. Nemergut stated the proposal is to change the lot line that's common between the two parcels (916 and 920 Saybrook Road) to add some property to the library building lot (920 Saybrook Road) to allow more flexibility in the future for expansion (parking, event use, and/or building). Mr. Nemergut noted libraries are changing and are no longer just a place to take out and read books, but are becoming more event and community oriented; and this is one of the reasons why the library purchased the 916 Saybrook Road property.

Mrs. Chase-Wells asked for clarification as to current ownership of the gray shaded area on the map. Mr. Nemergut explained the gray shaded area currently is a part of the interior lot (916 Saybrook Road) which is also owned by Brainerd Memorial Library. Mr. Nemergut stated he changed the color of a portion of the 916 Saybrook Road parcel on the map in order to show how much property is being requested to be transferred. Mr. Matterazzo asked why the library didn't merge the properties when the 916 Saybrook Road parcel was purchased. Mr. Nemergut stated there would have been a request to merge the two parcels, but allowed Mrs. Glidden to explain further. Mr. Nemergut stated the library is not in a position to own rental property and the plan is to put the balance of 916 Saybrook Road on the market.

Mr. Nemergut stated the library lot will go from 1 acre to 1.75 acres and the house lot will go from 3 acres to 2.25 acres. Mr. Nemergut stated the library is asking for relief to allow the land exchange to take place resulting in an interior lot that is not 3 acres, but 2.25 acres (less than allowed by the regulations).

Mr. Matterazzo asked if the 916 Saybrook Road lot does not conform to the regulations, was it the intent of the library to sell the lot. Mr. Nemergut nodded yes. Mrs. Chase-Wells asked about the driveway for 916 Saybrook Road. Using the map, Mr. Nemergut pointed out the existing driveway and then the new proposed driveway (with 25 feet of frontage). Mr. Nemergut also stated they are trying to be respectful of the neighbors (908 Saybrook Road) to the north of the library. Mr. Nemergut stated a six foot solid fence will be installed to prevent headlights from shining into 908 Saybrook Road. Mr. Nemergut also stated there is a row of very thick white pines that will remain along the property line. Mr. Nemergut stated if the variance is granted, they will be going before P&Z for a site plan modification to allow parking and by creating an interior lot it's by special permit.

Mrs. Munster asked if there was any feedback from the neighbors. Mr. Nemergut submitted the Certificates of Mailing (Exhibit A) into the record and there has been no feedback. Diane Ifkovic, 934 Saybrook Road, neighbor to the south, noted her presence, but did not comment at this time.

Mrs. Glidden asked if the Board understands the nature of the application. Mrs. Glidden explained that under normal circumstances there could have been a lot line revision; but due to the zoning regulations, the applicant needed to come before the Board.

Mr. Matterazzo stated the applicant is assuming P&Z will approve the applicant's site plan modification and the creation of an interior lot. Mrs. Glidden stated the applicant had to start somewhere. Mr. Matterazzo asked what happens if P&Z doesn't approve the application, will the house remain a permanent residence or will it no longer be occupied because it's non-conforming. Mr. de Brigard stated the house will remain a residential lot whether it is approved or not. Mrs. Glidden stated if the P&Z application is not approved, the library could not move forward with the lot line revision and they would need to change their parking plan. Mr. Nemergut stated if P&Z does not approve the interior lot, it would stop the project.

Discussion followed in regard to the library purchasing the 916 Saybrook Road parcel (only means of expanding the library); how the land was purchased (through the endowment which will be paid back if the house is sold as well as investing in stocks/bonds); and no plans to change the use of the rear lot.

Mrs. Conrad explained why the library is doing this – need the extra land for outdoor programs, potential expansion, and the installation of a handicapped access way (large parking area and easier access).

Mr. Matterazzo asked if there was consideration made into making 916 and 920 Saybrook Road into one parcel. Mr. de Brigard stated the Trustees have not made a decision to sell 916 Saybrook Road yet, but the library doesn't have endless funding. Mr. de Brigard stated there has been consideration about using the house for other aspects, but it would not be a sound financial move (do not have the resources to do so). Discussion followed at length with Mrs. Glidden noting that if the library should decide to sell the land, the town could purchase it. Mr. de Brigard the library and the town have always had a friendly relationship.

Diane Ifkovic, 934 Saybrook Road, stated if she has to see something happen, it would be nice if the town could purchase the property and she would rather have an actual homeowner as opposed to a renter on site. Mrs. Ifkovic also stated she likes being a neighbor to the library; and if the town could do something with it possibly open space. Mrs. Ifkovic stated the library did send out a survey awhile back asking what people would like to see the land used for and again mentioned open space. Mrs. Ifkovic also stated she would have liked to see the Porters (908 Saybrook Road) present as the proposal will affect them. Mr. Nemergut stated during the P&Z hearing there will be the opportunity as there will be details about the improvements and they will be notified.

MOTION: Marjorie DeBold moved to close the public hearing at 7:58 p.m. Ken Wendt second. Motion carried unanimously.

PUBLIC MEETING

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Roger Nemergut, Project Engineer, Nemergut Engineering; Tom Piezzo, Director, Brainerd Memorial Library; Raul de Brigard, President, Brainerd Memorial Library Board of Trustees; and Marijean Conrad, Vice President, Brainerd Memorial Library Board of Trustees; were present.

Mrs. Munster stated the Board is aware the library is constrained on what they can use for land and they do have a hardship. Mrs. Munster also stated the need is there especially with the events (parking issues) and more people involved in terms of library usage. Mrs. Munster stated the 916 Saybrook Road property was purchased for this purpose and she can see the need to expand out. Mrs. Munster further stated the library owns 916 Saybrook Road and if they chose to sell it to an individual or offer it to the town, it's their decision. Mrs. Munster stated she doesn't see any issue with the request, although she'd like to see it become one parcel, but the economy is tough and she understands.

Mr. Wendt stated prior to attending the hearing he thought it was a straightforward case and that his only concern was if there was any commentary from the neighbors. Mr. Wendt stated he was glad the Board received some feedback and is glad the library will eventually sell the property as it will clean up their record keeping and provide another residence in town.

Mr. DeBold stated she feels the proposal helps to make 920 Saybrook Road more compliant by moving toward the 2 acre requirement. Mrs. Munster agreed.

Mrs. Chase-Wells stated the library needs the assistance and has no problem in helping them.

Ms. Hickish made no comment either for or against.

MOTION: Margo Chase-Wells moved to approve a variance to allow an interior lot with less area than allowed as required by 4.1 B 5 of the *Town of Haddam Zoning Regulations*. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Marjorie DeBold second. Motion carried unanimously.

5. Approval/Correction of the Minutes

MOTION: Margo Chase-Wells moved to approve the 13 June 2017 minutes as submitted. Marge DeBold second. Motion carried unanimously.

6. Open Discussion

Haddam Neck Fair – Friday-Monday, 1-4 September 2017.

Haddam Fall River Days - Family Fun Night*, Friday, 8 September 2017 – Higganum Green, 6:30 p.m. – 9:00 p.m. Candlewood Hill Road will be closed from approximately 6:00 p.m.-10:00 p.m. *Rain date – Sunday, 10 September 2017, 1:00 p.m.-3:00 p.m.

Crafters on the Higganum Green, Saturday, 9 September 2017, 9 a.m. to 2 p.m.

FIREWORKS!*, 7:45 p.m., **Haddam Meadows State Park** – 5:00 p.m. to Dark. Food from local civic organizations. *Rain date - Sunday, 10 September, at 7:45 p.m.

28 September 2017 Meeting - Canceled – As there are no applications, the meeting is canceled.

A brief discussion followed in regard to when the new board members would be seated (after the election). Noted two members are not seeking re-election.

7. Adjournment

MOTION: Robin Munster moved to adjourn. Margo Chase-Wells second. Motion carried unanimously.

The meeting was adjourned at 8:07 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner, Recording Clerk

The 28 September 2017 meeting is canceled.

The next regular meeting is scheduled for Thursday, 26 October 2017.