

**TOWN OF HADDAM
 PLANNING AND ZONING COMMISSION
 PUBLIC MEETING
 HADDAM TOWN HALL
 21 FIELD PARK DRIVE
 THURSDAY, 3 APRIL 2014
 UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Vice Chairman
A	Stasia DeMichele
A	Arthur Kohs
X	Michael Lagace, Secretary
A	Jamin Laurenza, Chairman
X	Wayne LePard
X	Carmelo Rosa
A	Robert Braren, Alternate
X	Raul de Brigard, Alternate – Seated
X	Edward Wallor, Alternate - Seated
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Bull, vice chairman, called the meeting to order at 7:06 p.m.

2. Attendance – Seating of Alternates

Attendance was taken and all regular and alternate members were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

None.

5. Public Hearing:

A Special Permit to Allow a Microbrewery to be Located at 95 Bridge Street, Behind the Tylerville Market, and Shown on Tax Map 49, Lot 27.

Bill Cowan, architect, for Steady Habit Brewing; Ken Diehl, applicant; James Sibley, property owner; and Kirk Fontaine and Jon Peterson, Steady Habit Brewing, were present.

Mr. Bull reported that all Commissioners should have received memos from Mrs. Glidden and the Chatham Health Dept. Mrs. Glidden distributed extra copies to those members who had not received copies as well as to Mr. Sibley and Mr. Diehl.

Mr. Cowan reported that he's been assisting with the permitting process and that the proposal is for Steady Habit Brewing to move into an existing tenant space at 95 Bridge Street. The space is approximately 5,000 square feet in the back of the building. Mr. Cowan also reported that there is existing parking and landscaping.

Mr. Bull asked for clarification in regard to the square footage. Mrs. Glidden reported that the area shown in green on the site plan is the entire area and the applicants will be using less than half the area. Mr. Cowan stated that the applicants will be taking the whole wing and that the green area only indicates the area in which the brewing will be taking place.

Mr. Bull asked if the well on the property will be shared. Mr. Cowan stated yes, it's a communal well for the entire property. Mr. Bull asked if there are some state agencies that need to make final determinations. Mr. Cowan stated that it's all part of the permitting process; and explained that in order for Steady Habit Brewing to get and maintain a liquor license of this sort, the well has to be monitored once a quarter (state will do the monitoring). Mr. Cowan also stated that there are currently two sets of carbon filters in the building – first set to do the work; second set as backup – that are monitored on a quarterly basis. Mr. Cowan reported that it's in his clients' best interest to have the filters monitored.

Mrs. Glidden stated that due to the number of state agencies involved and there being concern about putting this type of use in an area of known contamination, it has been agreed that the Chatham Health District will be the clearing house for all the state agencies. Mrs. Glidden reported that one of the main objectives is to make sure there is quarterly monitoring and that the filters are correct. Mrs. Glidden also reported that in terms of the waste water, Steady Habit Brewing has arranged a system with DEEP to remove the processed waste water so that it's not going into the septic system. Chatham Health will review the memos from DEEP and the Dept. of Public Health and sign off on them. Mrs. Glidden stated that should the Commission approve the application tonight, it will be a conditional approval.

Mr. Bull asked if the waste water will be tanked and taken away. Mr. Cowan stated yes, it will be removed to a DEEP permitted wastewater treatment plant in Deep River.

Mr. de Brigard asked what the conditional approval would be – that they maintain satisfactory water or would it be a one shot condition. Mrs. Glidden stated that the condition would be that the applicant meets the requests of the Chatham Health memo, dated 04.03.2014, from Don Mitchell, Director of Environmental Health. In the memo, Mr. Mitchell requests that monitoring be done on a regular basis, that the applicants establish a system with DEEP to remove the waste water, and that the applicant needs to obtain a food establishment license from the Chatham Health District. Mr. de Brigard asked if the permit would cease if the applicant did not uphold the requirements. Mrs. Glidden stated that the special permit would not go away, but the food establishment license would cease as well as the licensing from the state and Chatham Health which would put them out of business. Mr. Bull asked if there was an expiration/renewal date on the special permit. Mrs. Glidden stated no.

Mr. de Brigard asked if there would be any activity outside the perimeter of the building. Mr. Cowan stated no. Mr. de Brigard asked about trash, etc. Mr. Cowan stated that the waste water will be removed and that the leftover grain can either be sold or given away as animal feed. Mr. Cowan also stated there are existing dumpsters on site that his clients will be using. Mrs. Glidden suggested the Commission look over the memo which outlines the following: 1) Existing dumpsters currently located in the overflow parking area (request they be removed to either the western side of the property or the rear of the property). 2) Signage – placard sign will need to go on top of the existing free standing sign for the market and the package store; façade sign on front of building and a small directional sign allowed. 3) Existing landscaping already in place.

Mrs. Glidden stated that it's unclear if there will be any modifications to the exterior of the building. Mr. Cowan stated only to meet handicapped accessibility.

Discussion followed in regard to the operation being both industrial (making of beer) and commercial (selling of beer); and the location not being visible from the roadway (hope a sign will help).

MOTION: Wayne LePard made a motion to close the public hearing at 7:25 p.m. Carmelo Rosa seconded. Motion carried unanimously.

Prior to the vote to close the public hearing, Mr. Rosa asked that the last paragraph of the Chatham Health Dept. letter, dated 04.03.2014, pertaining to all responsible agencies signing off on the application and that approvals be obtained in a timely manner be included in the motion.

6. Public Meeting:

A Special Permit to Allow a Microbrewery to be Located at 95 Bridge Street, Behind the Tylerville Market, and Shown on Tax Map 49, Lot 27.

Bill Cowan, architect, for Steady Habit Brewing; Ken Diehl, applicant; James Sibley, property owner; and Kirk Fontaine and Jon Peterson, Steady Habit Brewing, were present.

To open discussion, Mr. de Brigard made the following motion:

MOTION: Raul de Brigard made a motion to approve a special permit for a microbrewery to be located within a rear tenant space on the subject address. **Conditions:** 1. The applicant shall relocate the dumpsters to the western side of the property or to the rear of the property. 2. The applicant is limited to the amount of signage as identified in the memo dated April 2, 2014 by Liz Glidden and by Section 17 of the Zoning Regulations. 3. The applicant shall meet all of the conditions in the memo dated April 3, 2014 from the Chatham Health District prior to producing or selling any product. **Exhibits:** 1. Comment Review Letter dated April 2, 2014 from Liz Glidden, Town Planner. 2. Comment Letter Dated April 3, 2014 from Don Mitchell, Director of Environmental Health for Chatham Health District. 3. Application dated March 13, 2014 and date-stamped received March 13, 2014. 4. Site Plan Titled "Project Brewery at 95 Bridge Road" drawn by William Cowan, Architect, dated March 17, 2014, Sheets A-1 and A.2. Wayne LePard seconded.

In regard to Mr. Rosa's comment prior to the close of the public hearing, Mr. de Brigard stated he would like to amend the motion by including a set time limit for obtaining the permits and asked Mrs. Glidden's recommendation. Mrs. Glidden recommended 12 months for obtaining the permits. Mrs. Glidden asked Mr. de Brigard if he would like to make the same provision for the relocation of the dumpsters. Mr. de Brigard stated yes.

The motion was amended to read as follows:

MOTION: Raul de Brigard made a motion to approve a special permit for a microbrewery to be located within a rear tenant space on the subject address. **Conditions:** 1. The applicant shall relocate the dumpsters to the western side of the property or to the rear of the property within 12 months of this approval. 2. The applicant is limited to the amount of signage as identified in the memo dated April 2, 2014 by Liz Glidden and by Section 17 of the Zoning Regulations. 3. The applicant shall meet all of the conditions in the memo dated April 3, 2014 from the Chatham Health District prior to producing or selling any product within 12 months of this approval. **Exhibits:** 1. Comment Review Letter dated April 2, 2014 from Liz Glidden, Town Planner. 2. Comment Letter Dated April 3, 2014 from Don Mitchell, Director of Environmental Health for Chatham Health District. 3. Application dated March 13, 2014 and date-stamped received March 13, 2014. 4. Site Plan Titled "Project Brewery at 95 Bridge Road" drawn by William Cowan, Architect, dated March 17, 2014, Sheets A-1 and A.2. Wayne LePard seconded.

7. NEW BUSINESS:

a. Incentive Housing Zoning – Mrs. Glidden stated that the Commission needs to talk about this item. Mrs. Glidden reported that a \$20,000 grant has been received to work on an incentive housing zone for affordable housing which could be used for a board based look at the entire town or for specific parcels in Higganum Center (her recommendation). Mrs. Glidden noted that there are state density requirements. Further discussion to take place at the next meeting.

Outdoor Wood Burning Furnace – Mr. de Brigard asked for a status update. Mrs. Glidden reported that it is still up for discussion and that there is no draft language at this time. Mrs. Glidden stated that she has spoken to other planners and that she had sent an email to all Commissioners in regard to this. Discussion followed in regard to Killingworth's regulation limiting time period for use, orange tag, stack height, property owner to obtain a licensed survey of property to meet DEEP regulations, etc. Discussion followed at length in regard to regulating to the property line (the furnace itself), topography, what's being burned, and stack height.

Community Meeting regarding the Scovil Hoe Factory (current DOT garage) - Community Center, 7 Candlewood Hill Road, Wednesday, 23 April, 7:00 p.m. – Mrs. Glidden reported that the meeting will focus on the Scovil Hoe Factory (current DOT garage). The state will be vacating the garage probably in September 2014 and the site may be available as early as January 2015. By State Statute, the town would be offered the property first. This meeting is sponsored by the Higganum Vision Group.

Land Use Education and Research (CLEAR) Workshop - Saturday, 5 April 2014, UConn Extension Center, 1066 Saybrook Road (Rte. 154), Haddam. Mr. de Brigard, Mr. Laurenza, Mr. Braren, and Mr. Wallor will be attending.

8. OLD BUSINESS

a. Performance Bond Release for Coyote Trail

Mrs. Glidden reported that there is nothing new to report at this time.

9. Approval/Corrections to the Minutes

MOTION: Carmelo Rosa made a motion to approve the 20 March 2014 minutes as submitted. Ed Wallor seconded. Motion carried with Mr. Bull abstaining.

10. Chairman's Report

Affordable Housing Seminar – Mr. LePard reported that he'd attended a seminar on affordable housing and provided a copy of the information that was distributed at the meeting. Mr. LePard reported that there is a lot of evidence supporting affordable housing; and that over the next ten years, projections show reductions in school age children ranging from 26 to 43 percent in Middlesex County. Mr. LePard stated the meeting was very informative.

Mr. Wallor asked if the people from Ferry Point, Hope Partnership, may be able to speak to the Commission again. Mrs. Glidden stated yes and noted that she believes this type of housing will help boost the economy.

11. Scheduling of Hearings

None.

12. Town Planner's Report

Architectural Review Board – To be discussed at the 17 April 2014 meeting.

WFS Earth Materials, LLC, Cedar Lake Road – Stipulated Judgment – Annual Material Removal Analysis - Mrs. Glidden reported that she received a memo from Jacobson and Associates just prior to the meeting in regard to the annual cubic yardage count. The Stipulated Judgment outlines that 200,000 cubic yards of material is the maximum amount allowed for removal per year. The recent analysis shows that approximately 160,000 cubic yards was removed. Mrs. Glidden explained when the flyovers took place and that a plus/minus factor was used in the calculation.

Mr. LePard asked if there's a penalty if WFS exceeds the 200,000 cubic yards. Mr. Wallor stated yes, that whatever WFS exceeds will come off the next year's amount; however, if there's an extreme overage, there's a fine.

Mrs. Glidden reported that there have been complaints about trucks queuing on town roads and the operation starting before 7:30 a.m. Mrs. Glidden also reported that Branse, Willis, and Knapp, the town's land use counsel, are compiling affidavits and a Motion for Contempt and that this would then go the court and the judge would render a decision.

A brief discussion followed in regard to why the aerial flyover is done during the winter months.

13. Adjournment

MOTION: Ed Wallor made a motion to adjourn. Wayne LePard seconded. Motion carried unanimously.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Thursday, 17 April 2014.