

**TOWN OF HADDAM
 PLANNING AND ZONING COMMISSION
 PUBLIC MEETING
 HADDAM TOWN HALL
 21 FIELD PARK DRIVE, HADDAM, CT
 THURSDAY, 5 FEBRUARY 2015
 UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Vice Chairman
X	Stasia DeMichele
A	Arthur Kohs
A	Michael Lagace, Secretary
X	Jamin Laurenza, Chairman
X	Wayne LePard
A	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. Laurenza, chairman, called the meeting to order at 7:00 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken and all regular members as well as Mr. de Brigard and Mr. Wallor, alternates, were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

None.

5. Discussion of *Haddam Housing Needs Review and Preliminary Site Selection* by Milone and MacBroom - Continued

Mrs. Glidden provided copies of *Incentive Housing Zone Potential Site Yields* (copy available with the minutes in the Town Clerk’s Office). Mrs. Glidden reported that Milone and MacBroom would like to have a follow up meeting to narrow down the sites the Commission would like to have concept drawings on. Mrs. Glidden stated that part of the contract is to review two sites and develop concept design plans and renderings from which the Commission would tailor design guidelines and regulations for.

Mrs. Glidden reported that she has spoken to Lisa Wadge, Brookes Court, and Greg McKenna, 23/27 Killingworth Road, and both have stated that they have no interest in their parcels being considered for

residential; however, Andy Becker, 300/305 Saybrook Road, and the Kovacik family, 48 Killingworth Road, are interested. Mrs. Glidden noted that she had not spoken to the owners of 82/92 Saybrook Road. A brief discussion followed in regard to educating people as to the affordable housing concept; how an Incentive Housing Zone (IHZ) would enhance their property; that the project had been explained to the property owners, but two were not interested; and how much the \$20,000 grant funding will cover (concept plans on two sites).

Mrs. Glidden reported that Milone and MacBroom have some feasibility concerns pertaining to 48 Killingworth Road – will require a DEEP septic system which will add operation/maintenance/monitoring costs that will need to be passed on to the developer. Therefore, it may not be cost effective to have the entire parcel be an IHZ, but that will be part of the review. Mrs. Glidden also reported that Attorney Mark Branse was more optimistic in terms of this matter as he indicated that he has worked with other communities where this has been an issue and he's been effective in working with the Office of Policy and Management (OPM) in defining the developmental area. Mrs. Glidden stated that there will be some public forums/workshops, Attorney Branse will draft the regulations (will be a by right use and the developer will not need to come before the Commission), and then the Commission will select one site to be presented to the state. After review of the information presented, the Commission agreed that the two parcels to be considered for further analysis are 48 Killingworth Road (residential) and 300/305 Saybrook Road (mixed use).

Mrs. Glidden stated that a cost benefit analysis should be done for sewer in Higganum Center. Mrs. Glidden noted that the Economic Development Commission (EDC) has done a preliminary analysis, but that one should be done by a professional engineering firm covering a 25-50 year period. Mr. de Brigard stated that the lack of sewers is what's limiting development. Mr. Laurenza spoke in regard to East Haddam installing sewer and there being no economic boom due to the installation.

Mrs. Glidden will notify Milone and MacBroom of the Commission's decision and an additional presentation by Rebecca Augur, Planner, Milone and MacBroom will either take place on 19 February or 5 March. Mrs. Glidden suggested the Commission take the time to review the information presented prior to Milone and MacBroom's second presentation.

Mrs. Glidden briefly reviewed how the sizing of a non-DEEP and DEEP septic system is determined and a study conducted by the Northwestern Community Land Use Collaborative that looked at the cost of development and what are some of the deterrents for developers coming into communities that don't have public utilities. Discussion followed.

6. New Business

Haddam Jail, Grant Funding – Mrs. Glidden reported that Melissa Schlag, first selectman, obtained a DEEP grant for \$300,000 for market analysis and some environmental studies. No matching funds required.

7. Old Business:

Review of Engineering Fees – Mrs. Glidden reported that she has been reviewing how other towns recoup their engineering fees through their application process.

Chatham Health District Costs/Fees– Mr. LePard asked if the Chatham Health District (CHD) charges the town a fee to provide their service. Mrs. Glidden stated the town pays CHD \$78,000 per year. Mr. LePard also asked if CHD charges each person who applies for a service/review a fee; and if so, who retains the fee. Mrs. Glidden stated that CHD does charge each individual and that CHD retains the fees. A brief discussion followed with Mrs. Glidden suggesting that if there are concerns, those concerns should be addressed before the Board of Selectmen.

Demolition of a Structure, How to Determine – A brief discussion followed in regard to how to determine whether it's appropriate or not to approve the demolition of a structure; whether the Commission

wanted Attorney Branse to attend the 19 February 2015 public hearing (yes); and review of the regulations.

8. Approval/Correction of the Minutes

MOTION: Jamin Laurenza moved to approve the 15 January 2015 minutes as submitted. Ed Wallor second. Motion carried unanimously.

9. Chairman's Report

None.

10. Scheduling of Hearings

Rossi Property, 300 and 305 Saybrook Road, Demolition of Three Structures, Higganum Center - Mrs. Glidden distributed copies of the applications for a special permit to demolish three structures. The Commission requested that Attorney Mark Branse or his representative be present at the hearing. Public Hearing – Thursday, 19 February 2015.

Mr. LePard asked what soil contamination is on the property. Mrs. Glidden stated that Mr. Becker has not disclosed that information. Mr. LePard asked the difference between soil contamination and pollution. Mrs. Glidden indicated that she believes they are the same. Discussion followed in regard to previous statements pertaining to whether or not there was contamination/pollution on the site and the ability to question the applicant in regard to any onsite contamination during the public hearing.

Discussion returned to what's required for the demolition of a structure; whether another structure is required to be constructed in order to demolish a structure; the need for the Commission to make a determination as to whether the structure should be demolished or that it has some form of integrity to the Center. Mr. Bull read Section 7A.7 of the Zoning Regulations.

Zone Change, Industrial to Commercial, 3 and 4 Brookes Court, Tylerville – Mrs. Glidden distributed copies of the application and reported that the application must be submitted to the Gateway Commission for a referral as the property sits within the Gateway Zone; and due to the request for zone change, it must be posted in the Town Clerk's Office for 30 days. Public Hearing – Thursday, 5 March 2015.

11. Town Planner's Report

None.

12. Adjournment

MOTION: Steve Bull moved to adjourn. Ed Wallor second. Motion carried unanimously.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 19 February 2015.