

**TOWN OF HADDAM  
 PLANNING AND ZONING COMMISSION  
 PUBLIC HEARING AND MEETING  
 HADDAM TOWN HALL  
 21 FIELD PARK DRIVE, HADDAM, CT  
 THURSDAY, 15 JANUARY 2015  
 UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

X	Steven Bull, Vice Chairman (7:05 p.m.)
X	Stasia DeMichele
A	Arthur Kohs
X	Michael Lagace, Secretary
X	Jamin Laurenza, Chairman
X	Wayne LePard
X	Carmelo Rosa
X	Robert Braren, Alternate - Seated
X	Raul de Brigard, Alternate
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. Braren and Mr. Wallor, alternates, were seated.

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

None.

**4. Public Comments**

None.

**5. Public Hearing:**

**Resubdivision of 65 Maple Avenue West from One Lot to Two Lots and a Waiver to Open Space, Tax Map 23, Lot 1-1**

Bill Bowles, Esq., representing Louis D'Amico, Jr., Trustee, and Anthony D'Amico, were present.

Mrs. Glidden distributed copies of a memo from her to Jamin Laurenza, P&Z Chairman, dated 13 January 2015, (Exhibit A) and noted that Mr. Bowles had provided via email a photo of the public hearing sign as posted on the property (Exhibit B).

Mr. Bowles stated that the property is owned by two trusts – The Marjory C. D’Amico Family Share Trust (a testamentary trust) and The Louis W. D’Amico, Sr. Family Trust (inter vivos trust) - and that Louis W. D’Amico, Jr. is the trustee of both. Mr. Bowles also stated that the property was surveyed by Bennett and Smilas Associates.

Using a map, Mr. Bowles pointed out a 1.5 acre parcel with an existing three bedroom ranch style house, former residence of Mr. D’Amico, Sr. (deceased) and presently the residence of his grandson, Anthony D’Amico and his family, and the remainder of the property, in excess of 100 acres, with an existing single family house, a number of outbuildings, and a tower pad. The proposal calls for the resubdivision of the property to create a second 60 acre lot – Parcel A - with frontage on Silver Spring Road (not an approved town road) and minimum frontage on Maple Avenue West. The remaining property - Parcel B - and the elevated ranch, which will receive an additional 1.2 acres, will remain in the family. Mr. Bowles stated that should Parcel A receive frontage on an approved town road (Silver Springs Road), the cross hatched property (minimum frontage on Maple Avenue West) will revert back to the abutting parcel.

Mr. Bowles stated that the applicant is requesting a waiver of the open space requirement as is set forth in the regulations (Section 4.6.6.3). Mr. Bowles explained that when Parcel A receives frontage on Silver Springs Road and should the property be further developed, that would be the time to obtain the open space.

Mr. LePard asked what the property was zoned – R-1 or R-2. Mr. Bowles stated that most of the property is zoned R-2 while the property closest to Maple Avenue West is zoned R-1. Mr. LePard asked that someone explain why 60 acres is not subdividable. Mr. Bowles stated that the 60 acres would not have public access to a highway. Mr. Bowles, pointing to the cross hatched area on the map, stated that the area is 220 feet wide and deep enough to be a building lot, but has been extended (the tail) for “paper purposes” to provide legal frontage on Maple Avenue West. Mr. LePard stated that a builder could use that frontage to put in a road and develop the site. Mr. Bowles stated that the contours would make it extremely difficult to do. Mr. LePard asked for an opinion from the town’s legal staff. Mrs. Glidden agreed with Mr. LePard’s concern noting that it would be difficult to build a road, but it is feasible. Discussion followed in regard to the topography with Mr. Bowles noting that there is an intermittent watercourse along the common boundary. Mr. LePard noted that the Commission required the Eddinger Subdivision (Beaver Meadow and Hubbard Roads) to provide open space. Mrs. Glidden explained the open space process for the Eddinger Subdivision. Discussion followed at length in regard previously granted open space waivers – those mentioned were all family conveyances; the need for providing open space when a property is subdivided; and Mrs. Glidden’s memo stating that the property is not resubdividable (Mrs. Glidden was quoting the regulations).

Discussion followed at great length pertaining to the open space requirement, protecting resources on the parcel (town’s zoning enforcement officer has reviewed the property and signed off on the application), and how the open space requirement will be met should the property be subdivided in the future.

Melanie Giamai asked if the property has been purchased; and if not, could it be sold to a developer. Mr. Bowles stated that parcel has not been sold; however, if it were sold to a developer, it would be sold as one 60 acre parcel on which one structure could be built. Mrs. Giamai noted that the Chatham Lake Subdivision permit will expire soon and Silver Springs Road is not a town road. Mrs. Glidden stated that the permit will expire on 11 January 2016.

Alan Chadwick voiced concern in regard to additional traffic with there already being a dangerous intersection in Nason and Silver Springs Roads. Mr. Chadwick asked that the Commission restrict access from Silver Spring Road until Phase I of the Chatham Lake Subdivision is completed. Mr. Bowles stated that this development does not have any relationship to Silver Springs Road and that the proposal is designed specifically due to the issues of Silver Springs Road.

Mr. Laurenza asked if a subdivision can be developed off an unapproved town road. Mrs. Glidden stated no. Mr. Laurenza asked Mr. Bowles if the purchaser is aware of this with Mr. Bowles responding yes.

Discussion followed in regard to the potential of the access from Maple Avenue West being developed as a roadway.

David Heller, engineer, Bennett and Smilas, stated that he worked with Mike Bennett to put the plan together and has walked most of the property. Mr. Heller also stated that he would guess the grades along the access strip at 20-30 percent for the majority of it and that probably 200 feet would be needed to grade the access out along with 40 foot high retaining walls. Mr. Heller stated that it would be impossible to build a town road through that.

Jeff Ogilvie asked if a subdivision would be allowed without a second outlet. Mrs. Glidden stated no. A brief discussion followed.

**MOTION:** Jamin Laurenza moved to close the public hearing at 8:00 p.m. Ed Wallor second. Motion carried unanimously.

**6. Public Meeting:  
Resubdivision of 65 Maple Avenue West from One Lot to Two Lots and a Waiver to Open Space,  
Tax Map 23, Lot 1-1**

Bill Bowles, Esq., representing Louis D'Amico, Jr., Trustee, and Anthony D'Amico, were present.

Mr. Bull asked where access to the proposed parcel will be. Mrs. Glidden stated that the purchaser more than likely will access the property through Silver Springs Road; however, the regulations require that the property have frontage on a town road (Maple Avenue West).

Mr. de Brigard asked if the Commission approves the application, that it be noted why it was approved without the open space requirement. A brief discussion followed.

For clarification purposes, Mrs. DeMichele asked if the Commission were voting on a resubdivision. Mrs. Glidden stated yes.

Mrs. Glidden stated that the Chatham Health Dept. has reviewed the application and has no objections.

Mrs. DeMichele asked if the owner is the family trust or the D'Amico trustee. Mr. Laurenza stated that the motion sheet indicates that Louis D'Amico, Jr., trustee, is the applicant and the owner.

**MOTION:** Jamin Laurenza moved to approve a resubdivision of property currently known as 65 Maple Ave. West into two parcels; Parcel A, a lot that equals 60.3 acres that will have frontage on both Maple Ave. West and Silver Spring Road and Parcel B the remaining 46.9 acres with frontage on Maple Ave. Wests, and a waiver to the requirement for (25 percent) open space per Section 4.4.6(3). **Conditions:** None. **Exhibits:** 1. Comment Review Letter dated January 12, 2015 from Liz Glidden, Town Planner. 2. Application received December 29, 2014. 3. Site Plan, Survey drawings titled "Property Survey Land Now or Formerly of the Louis W. D'Amico, Sr. Family Share Trust, 65 and 109 Maple Avenue West, Haddam, CT" Scale 1"=100' Dated December 18, 2014" and drawn by Michael Bennett of Bennett and Smilas Associates in Higganum, CT. Carmelo Rosa second. Motion carried by a vote of 6-1.

**7. Presentation of Haddam Housing Needs Review and Preliminary Site Selection by Milone and MacBroom**

Rebecca Augur, Principal Planner, Milone and MacBroom, was present.

Ms. Augur distributed copies of her Power Point presentation (copy available with the minutes in the Town Clerk's Office) and stated that questions may be asked during the presentation. Mrs. Glidden stated that this is merely a presentation and not the actual report. Mrs. Glidden asked if anyone needed a copy of the study.

During the presentation Ms. Augur reviewed housing needs assessment within Haddam, the Incentive Housing Program requirements, and preliminary site selection analysis. Ms. Augur stated that her goal is to have a better understanding as to where the Commission is considering adopting an Incentive Housing Zone. Ms. Augur suggested the Commission review information from the Partnership for Strong Communities, 2013 Housing Profile.

Dawn Parker, Project Manager, The Connection, Inc., provided information pertaining to housing costs/sales in 2011.

Sites to be further reviewed: 300/305 Saybrook Road; 23/27 Killingworth Road; 48 Killingworth Road; 82/92 Saybrook Road; and Brookes Court/1572/1564 Saybrook Road.

Ms. Augur stated that at least another Commission meeting will be needed prior to holding a public workshop.

**8. New Business:**

None.

**9. Old Business:**

None.

**10. Approval/Correction of the Minutes**

**MOTION:** Ed Wallor moved to approve the 20 November 2014 minutes as submitted. Jamin Laurenza second. Motion carried with Mrs. DeMichele abstaining.

**10. Chairman's Report**

None.

**12. Scheduling of Hearings**

**Rossi Property, 300 Saybrook Road** - Mrs. Glidden reported that three structures on the site are to be demolished for remediation purposes and that a special permit is required. Mrs. Glidden also reported that the Commission can hold a site walk to view the structures to be demolished prior to making a decision. Public Hearing – Thursday, 5 February 2015 - tentative.

**13. Town Planner's Report**

None.

**14. Adjournment**

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

The meeting was adjourned at 9:50 p.m.

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

**The next meeting is scheduled for Thursday, 5 February 2015.**