

**TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
THURSDAY, 4 JUNE 2015
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Vice Chairman
A	Stasia DeMichele
A	Arthur Kohs
X	Michael Lagace, Secretary
X	Jamin Laurenza, Chairman
X	Wayne LePard
X	Carmelo Rosa
A	Robert Braren, Alternate
A	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 and alternate members were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

None.

5. Presentation for Informal Preliminary Consideration for Redevelopment of 85 Bridge Road (CT Route 82) in Tylerville.

Roger Nemergut, engineer, Nemergut Consulting, George Fellner, architect, Fellner Associates Architects, Steven Bielitz and Dan Shields, The Glastonbury Restoration Co., and Jeff Merriam, owner, were present.

This is a follow up to an informal preliminary presentation held on Thursday, 7 May 2015.

Mr. Nemergut stated that there were three (3) items of concern taken from the last meeting: 1) the planting strip between the building and the road (Mr. Nemergut will address), 2) the architectural and façade appearance from Bridge Road (Mr. Fellner will address), and 3) discussion about and plans for the existing house (Mr. Bielitz and Mr. Shields will address).

Mr. Nemergut reported that the building has been pushed back, approximately 15 feet, in order to allow a 20 foot wide green space for lawn and tree/shrub plantings. Using a map, Mr. Nemergut pointed out the revision of the green space and the proposed structure which brings the plans into conformance with the zoning regulations. More details will be provided with the final plan.

Using the floor plan, Mr. Fellner pointed out that "Anytime Fitness" will be the primary component of the building with a tenant space. "Anytime Fitness" is 5,394 square feet and the tenant space is 1,888 square feet for a total building size of 7,282 square feet (one story structure). Mr. Fellner stated that there will be two front entrances – double entrance for the primary and single entrance for the tenant – and two exit doors to the rear. There is a lot of glass proposed along the front and a deck to the rear of the structure. Space within the structure will include office, hydro-massage, trainer, equipment, etc.

Mr. Fellner stated he took visual cues from the existing buildings along Bridge Road and came away with three (3) goals for the structure – 1) to have familiar forms, 2) to promote a sense of health, fitness, and well-being, and 3) to allow the structure to have a presence in an evolving neighborhood. Using the elevation plans, Mr. Fellner pointed out two (2) gables that are slightly centered with a series of secondary gables (9 foot high sky lights that are slightly set back to allow natural daylight into the interior), a stone base working up to the mass of wall, and two (2) cupolas will act as vents. The tenant space will have the same treatment but at a smaller scale.

Using the side and rear view elevations, Mr. Fellner pointed out a deck with a roll out movable awning. The deck is approximately five (5) feet above grade as the grade drops down and landscaping will be incorporated to help hide the concrete foundation.

Mr. Fellner discussed sustainable strategies – the use of natural daylight, high efficiency windows, extra installation, LED lighting, renewable products, and waste management during construction. Mr. Fellner also discussed the materials that are proposed – stone for the base, clapboard (cement board) finish, fiberglass/asphalt shingles, and a steel frame structure. Still working on colors (earth tones most likely). Mr. Fellner noted that the "Anytime Fitness" sign is dictated by the franchise.

Mrs. Glidden asked for clarification on the number of buildings. Mr. Nemergut stated that it was always the intent to have one (1) structure with two (2) units. Mrs. Glidden commented that the two (2) gables on the main portion of the structure do not seem proportionate to the building. Mr. Fellner explained the reasoning for the spacing - lighting for the interior – noting that he had placed three (3) gables but they appeared too crowded. Mr. Rosa suggested pulling the gables forward slightly. A brief discussion followed. Mrs. Glidden asked if there was a way to break up the back façade and questioned if the structure would be visible from the market. Mr. Nemergut stated that there is a healthy grove of ever-greens between the two (2) parcels. A brief discussion followed with Mr. Rosa asking why the clear story windows couldn't be added to the back of the building.

Mrs. Glidden pointed out the following: 1) There needs to be a minimum buffer of 15 feet between the proposed use and the residential use. 2) Lighting – site plan regulations to be reviewed. 3) Pedestrian walkways (Mr. Nemergut stated it will be considered). 3) Signage – encouraged the applicant to come in to the Land Use Office to discuss. A brief discussion followed in regard to whether or not the applicant would be allowed a pylon sign.

Mr. Nemergut asked if fencing could be a consideration rather than planting in the area of the DOT easement between the building and the property. Mr. Nemergut noted that DOT likes to have complete access to their easements. Mrs. Glidden suggested that the applicant speak to the adjoining property owner, the Botelles, to see if a mutual agreement can be reached.

Mr. Rosa stated that the columns, based on the drawings, appear weak and asked Mr. Fellner if he could make them proportionately better.

Mr. Merriam stated that he heard the Commission's concern in regard to the existing house and contacted Steve Bielitz from The Glastonbury Restoration Company in an attempt to save the house.

Mr. Bielitz gave his credentials (40 years' experience; dismantled/moved over 45 buildings built in the 17th, 18th, and early 19th century) as well as those of Mr. Shields (18th and 19th century recycling). Mr. Bielitz asked how the town feels about the building, what the local position is about the building, and how do the people feel. Mr. Laurenza stated that he didn't believe the Commission had received any comments. Mr. LePard asked the date of the building. Mr. Bielitz stated circa 1810 noting that there's a lot of late 18th century features, but it seems to be earlier 19th century; and that Mr. Merriam had indicated that the local historical society dated it about 1810. Mr. Bielitz explained the elements within the structure.

Mr. Bielitz stated that the plan would be to dismantle the building (save/label all components), that architectural drawings will be made with a copy given to the historical society, and will try to put a story together in conjunction with the historical society. Mr. Bielitz stated that if someone from Haddam was interested in the building, they would consider reconstructing it in Haddam. Mr. LePard asked if the house sat on a stone foundation with a dirt cellar. Mr. Bielitz stated yes to both questions, and that all the above grade stone will be saved (below grade stones only saved if in good condition). Mr. Shields will be taking apart all the mortise and tenon joints (they will not be chain sawed out). Mr. Bielitz stated that if for some reason a new home cannot be found for the building, it would be recycled.

Mr. Bull requested a reduced PDF copy of the elevation drawings be sent. Mr. Fellner stated that he could do that. Mrs. Glidden will email to the Commission.

6. Discussion of Housing Regulations

Mrs. Glidden reported that once the draft is refined, she will send it out.

7. Discussion of Proposed Regulation Updates for Sections 7A, 21.12, 17.5 and 30.6, Section 4 Table 1, and the Definitions Section of the *Town of Haddam Zoning Regulations*

Mrs. Glidden reported that the updates are integrated into the zoning regulations; however, she has a couple of questions that need to be followed up on and once that's done, she will send out the draft.

8. Report and Discussion Regarding the Deeding of .31 Acres to the Town of Haddam for the Purpose of Emergency Access between Gunger Hill Road and Schuler Road, and Shown on Tax Map 41, Lot 4-24 per Section 8-24 of the CT State Statutes.

Mrs. Glidden reported that approximately two (2) years ago the Commission reapproved Brookline Forest II Subdivision (Rusty Rogers, developer) and that an emergency access was created on an unimproved town road. Mrs. Glidden further reported that Mr. Rogers had agreed to deed .31 acres to the town for grading rights. Using a map, Mrs. Glidden pointed out the area in question noting that if the town should decide to make the access way a full time thru road, they could push it further from the residents.

Mrs. Glidden stated that this is controversial to the residents in the neighborhood. Mrs. Glidden read one (1) letter from Robert Braren, dated 4 June 2015, (Exhibit A) and one (1) email from Erin Callahan, dated 4 June 2015, (Exhibit B) opposing the transfer of additional land for the existing emergency access road.

Mr. Rosa asked for clarification as to why the town needs to acquire the land. Mr. Laurenza and Mrs. Glidden explained the history of the subdivision and the emergency access road. Mrs. Glidden further explained that Mr. Rogers offered/agreed to make some improvements on an existing town road and as part of that is offering the town the additional square footage. Discussion followed.

MOTION: Jamin Laurenza moved to approve a report to the Board of Selectmen that supports the accepting approximately 13,477 square feet of land that lies on the eastern portion of Lot 4-24 to the

Town of Haddam. **Conditions:** None. **Exhibits:** 1. Schedule A from the draft Deed. 2. Planning and Zoning Commission Report per CGS 8-24. Ed Wallor second. Motion carried unanimously.

9. New Business

Davidson Brothers, LLC, Midway Marina – Mrs. Glidden explained that the applicants are looking to excavate 28,000 cubic yards of material to create an area for the storage of additional boats. The applicants are currently before ZBA requesting a variance.

Tylerville Vision Plan – Mrs. Glidden reported that East Haddam has received a state grant for \$8.4 million to make improvements to the East Haddam Bridge and an attempt will be made to get a walkway included into the plans. Mrs. Glidden stated that Haddam can start to apply for STEAP grants to assist in making this happen.

Bridge Replacement Project, Higganum Center – Mrs. Glidden reported the project will begin Monday, 8 June 2015 (staging) and a public information meeting will be held Thursday, 11 June 2015, Community Center, 7 Candlewood Hill, 5:00 p.m..

Connecticut Economic Resource Center (CERC) Presentation – Wednesday, 10 June 2015, Fire Station #1, 439 Saybrook Road, Higganum, 7:00 p.m.

10. Old Business

None.

11. Approval/Correction of the Minutes

MOTION: Jamin Laurenza moved to approve the 7 May 2015 minutes as submitted. Carmelo Rosa second. Motion carried with Mr. Bull and Mr. Lagace abstaining.

12. Chairman's Report

None.

13. Scheduling of Hearings

Davidson Brothers, LLC, Midway Marina – Thursday, 18 June 2015. Mrs. Glidden stated the hearing may need to be opened and continued to allow for the 15 day appeal period to pass.

14. Town Planner's Report

None.

15. Adjournment

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

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

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner, Recording Clerk

The next meeting is scheduled for Thursday, 18 June 2015.