

TOWN OF HADDAM
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
HADDAM TOWN HALL
21 FIELD PARK DRIVE
MONDAY, 20 MAY 2013
UNAPPROVED MINUTES
Subject to Approval by the Commission

ATTENDANCE

X	Steven Bull, Secretary
X	Stasia DeMichele
X	Arthur Kohs
X	Michael Lagace
A	Jamin Laurenza, Vice Chairman
X	Wayne LePard
X	Walter Zilahy, Chairman
X	John Bosco, Alternate - Seated
X	Edward Wallor, Alternate
A	William Winakor, Alternate
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Zilahy, chairman, called the meeting to order at 7:00 p.m.

2. Attendance – Seating of Alternates

Attendance was taken and all regular members as well as alternate member Mr. Bosco were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comment

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

None.

7. PUBLIC HEARING

a. Hashim Krasniqi, Applicant/Owner. To Act on a Special Permit to Allow a Restaurant with an Outdoor Dining Area (Patio) for the Business Known as Haddam Pizza. Property Address: 1617 Saybrook Road. Assessor's Map #65, Assessor's Lot #2A.

Neither Mr. Krasniqi nor a representative for him was present.

Mrs. Glidden distributed copies of her comment memo, dated 05.20.2013, and reviewed with the Commission (copy on file in the Land Use Office and Town Clerk's Office). Mrs. Glidden reported that the patio area has already been constructed and noted that it's an improvement of the overall appearance to the rear of the property. Mrs. Glidden further reported that the Chatham Health District has reviewed the application and has no objections; and that she finds no objection to the proposal and recommended approval.

Mr. Bull asked what Section of the Regulations the application would fall under. Mr. Zilahy stated Section 7 – Commercial (specifically 7.3.J – Restaurants and Taverns with Outdoor Seating). Mrs. Glidden reported that a zoning or building permit is not required for an uncovered patio and a site plan is not available for review as this application is specifically for the use. Mr. Bull asked if Section 7.3.J limits seating. Mrs. Glidden stated there is no limit. Discussion followed in regard to the possibility of another applicant requesting a larger outdoor seating capacity and how the Commission might be able to handle the matter (review closest residential use, hours of use, would live music be offered, etc.; and that's why these types of applications are by Special Permit).

Mr. LePard asked the location of the patio in relation to the parking area and if the patio walls were substantial enough to stop a wayward vehicle. Mrs. Glidden stated the photos within her memo were taken from the parking area looking in and that she's not concerned about the walls as Old Chester Road is an unused town road. Mrs. Glidden clarified that the patio area is on the left hand side of the building (looking from Rte. 154) to the rear.

MOTION: Art Kohs made a motion to close the public hearing at 7:05 p.m. Steve Bull seconded. Motion carried unanimously.

8. PUBLIC MEETING

a. Hashim Krasniqi, Applicant/Owner. To Act on a Special Permit to Allow a Restaurant with an Outdoor Dining Area (Patio) for the Business Known as Haddam Pizza. Property Address: 1617 Saybrook Road. Assessor's Map #65, Assessor's Lot #2A.

MOTION: Stasia DeMichele made a motion to approve a special permit to allow a restaurant with outdoor seating for 20 additional patrons. **Conditions:** None. **Exhibits:** 1. Application from Haddam Pizza; Hashim Krasniqi; received April 26, 2013. 2. Memo dated May 20, 2013 from Liz Glidden, Town Planner. 3. Site Plan. Mike Lagace seconded. Motion carried unanimously.

9. Approval/Corrections to the Minutes

Correction to the 4 February 2013 minutes: page 1, Public Comment, WFS Earth Materials, LLC, Queuing of Trucks, line four – insert "about" between "drivers" and "the".

MOTION: Stasia DeMichele made a motion to approve the 4 February 2013 minutes as amended. Steve Bull seconded. Motion carried with Michael Lagace abstaining.

Corrections to the 21 February 2013 minutes: page 2, Public Hearing, Saybrook Road, LLC – add as a third paragraph "Public hearing postponed until Monday, 18 March 2013."; and page 3, DPB, LLC, fourth paragraph, fifth line – change "as" to "has".

MOTION: Stasia DeMichele made a motion to approve the 21 February 2013 minutes as amended. Steve Bull seconded. Motion carried with Michael Lagace and John Bosco abstaining.

Corrections to the 18 March 2013 minutes: page 3, Chairman's Report, Cost Sharing, fourth line, - insert "applicant's" between "the" and "work"; page 3, Chairman's Report, Date of Receipt, end of last sentence – change "incomplete" to "denied due to incompleteness"; and page 4, Schedule of Hearings, Incentive Housing Zone, second paragraph, fourth line – add close parenthesis ") " after "Management)".

MOTION: Stasia DeMichele made a motion to approve the 18 March 2013 minutes as amended. Steve Bull seconded. Motion carried unanimously.

Corrections to the 15 April 2013 minutes: page 7, Public Hearing, 19 Lot Resubdivision (Brookline Forest), sixth paragraph, last sentence, change "sight" to "site"; and page 7, Public Hearing, 19 Lot Resubdivision (Brookline Forest), ninth paragraph, first line – insert quotation marks and italicize the word "*preset*".

MOTION: Steve Bull made a motion to approve the 15 April 2013 minutes as amended. Wayne LePard seconded. Motion carried with Stasia DeMichele and Michael Lagace abstaining.

10. Chairman's Report

Lower Connecticut River Council of Governments (River COG) - Mrs. DeMichele reported on the Lower Connecticut River Council of Governments (River COG). River COG is the combined regional planning agencies of Midstate and Connecticut River Estuary. Each town from those two agencies has one representative with the exception of Middletown who has three. Officers have been elected. Work will begin on drafting a Plan of Conservation and Development (POCD); and if any issues arise, the matter will be brought to the COG's attention and addressed (especially if it's within 500 feet of a town's boundary). Mr. Zilahy asked who is leading the planning group. Mrs. DeMichele stated this has not been set up; however, Linda Krause will be leading the planning at this time.

11. Scheduling of Hearings

Michele Ouellette, Owner/Applicant. Request for Zone Change from Commercial to Residential for 200 Burr Road, Higganum – Mrs. Glidden reported she is in receipt of an application requesting a change of zone from commercial to residential from Michele Ouellette. Mrs. Glidden further reported that she did not see a problem with the request; however, she will review the POCD to come up with some rationale as to why the change would be allowable.

Mrs. DeMichele briefly reviewed a previous hearing in regard to the Commission attempting to change the zoning in that area from commercial to residential for homeowners; however, the residential owners did not want the zoning change.

The Commission reviewed the map for the proposed change and a question arose in regard to Lot 16-2-1 (.33 acres). Mrs. Glidden stated she believes that lot is a part of New Image (Lot 16, .75 acres), but will confirm the ownership of Lot 16-2-1 (.33 acres) with Mrs. Ouellette.

Item to be heard Monday, 3 June 2013.

12. Town Planner's Report

Mrs. Glidden reported on the following:

Cancelation of the 1 July 2013 Meeting – Due to the Fourth of July holiday and several individuals going away on vacation, the Commission agreed to cancel the meeting.

Proposed Change of Meeting Night from Monday to Thursday Beginning 2014 – Mrs. Glidden had sent an email to the Commission in regard to changing the meeting night to the first and third Thursday of the month beginning in 2014. The rationale for the change is due to Monday holidays, applicants and/or their support staff coming into the Land Use Dept. with revisions at the last minute, Thursday would allow for more time to prepare for the meetings, and the Town Office Building is open until 6:30 p.m. allowing the public an opportunity to review documents prior to the meeting. Commission was agreeable to the change.

Higganum Center Master Plan – Mrs. Glidden will be meeting with a group of people on Thursday, 05.23.2013, in regard to steps that can be taken concerning the development of a master plan for Higganum.

Incentive Housing Grant – Still waiting to hear if the grant has been approved.

300 Saybrook Road, Rossi – Mr. Becker is doing some engineering work; however, the town is looking at some funding opportunities for sewers in Higganum. Some of Mr. Becker's next steps will be based on whether or not the town can put together some financial package to make the sewer project happen. Mr. Zilahy and Mrs. DeMichele asked if the town would be responsible for the sewer system. Mrs. Glidden stated yes. Mr. Zilahy noted this is different from what was originally proposed for this project.

WFS Earth Materials, LLC – Mrs. Glidden received a phone call on Monday, 05.20.2013, in regard to a high volume of truck traffic. Discussion followed in regard to the Judgment being based on how much material is removed on an annual basis and not on truck count.

13. Adjournment

MOTION: Stasia DeMichele made a motion to adjourn. Wayne LePard seconded. Motion carried unanimously.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Monday, 3 June 2013.