

**TOWN OF HADDAM
 PLANNING AND ZONING COMMISSION
 PUBLIC MEETING
 HADDAM TOWN HALL
 21 FIELD PARK DRIVE, HADDAM, CT
 THURSDAY, 16 OCTOBER 2014
 UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

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

1. Call to Order

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

2. Attendance/Seating of the Alternates

Attendance was taken.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

None.

5. New Business: Quick Update on Enforcement: Jim Puska

Mr. Puska distributed a list of enforcement items and reviewed these with the Commission. Items ranged from issuance of Cease and Desist Orders for expansion of a non-conforming accessory structure and illegal trailer (ongoing litigation; awaiting Court date), hoarding, construction debris, sign compliance, and a neglected house (not a zoning violation; renovations taking place). Mrs. Glidden noted that a number of items are not on the list as they have been resolved by talking to the individuals involved.

Discussion followed in regard to hoarding issues – difficult to address; zoning is not where it belongs; understand it devalues neighboring properties; health issues; involvement of social services (can only intervene if the individual consents); problem throughout the state; and how other towns handle this type of issue.

6. Old Business: Discussion of Regulation of Outdoor Signs: Section 17

Mrs. Glidden reported that she reviewed the City of Middletown's regulations as well as regulations received from Attorney Mark Branse; and that she took some pieces from the document Attorney Branse provided and moved some information around in the existing regulations to make it an easier process to follow. Mrs. Glidden stated she would like to talk about a couple of issues before providing draft regulations for the Commission's review. Mrs. Glidden distributed copies of two draft grids pertaining to signs for buildings in non-residential districts for review/discussion. This grid would be in addition to the text regulations and for a quick reference.

Discussion began with façade signs (32 square feet too big for some structures especially those with multiple businesses). Mrs. Glidden stated that in the text portion she had broken it down for businesses that occupy an entire building and businesses that share a building (will look into creating something for plaza - either a standard size or a percentage of the front façade). Mr. Bull stated that he reviewed the Village of Barrington (IL) regulations (Mrs. Glidden to resubmit to the Commission); and although a departure from Haddam's regulations, they give examples of what's appropriate and what's not. Also discussed was whether the Commission would like separate sign regulations for the Village District than from the rest of the town (could be in the zoning regulations or in the Design Guidelines, but could be a bit stronger); the difference between signs in a pedestrian friendly area v. a vehicular area; lighted signs (back lit, internally lit, downward and upward lit); the use of awnings, windows (tastefully painted such as the karate sign in Tylerville), antique vehicles (such as the one at the Village Court Florist, Tylerville), promotional, and sandwich board signs; and the need for education and obtaining input from the business community.

7. Approval/Correction of the Minutes

Correction to the 2 October 2014 minutes: page 3, Town Planner's Report, 105 Bridge Street, third sentence – change "Site" to "Center".

MOTION: Ed Wallor made a motion to approve the 2 October 2014 minutes as amended. Art Kohs seconded. Motion carried unanimously.

8. Chairman's Report

None.

9. Scheduling of Hearings

Mrs. Glidden reported that there are no hearings scheduled for 6 November, but there's a possibility of a hearing on 20 November should ZBA approve a variance request at their 30 October meeting.

10. Town Planner's Report

Mrs. Glidden reported on the following:

Architectural Review Committee (ARC) – Committee met on Tuesday, 14 October, to review plans for a proposed new pharmacy at 12 Killingworth Road (location of Duffy's Pub). ARC will need to meet again as the plans were lacking in detail and revised plans need to be submitted. No date at this time.

Higganum Vision Group (HVG) – Annual meeting - Wednesday, 22 October, Community Center - pertaining to waste water and infrastructure within the Center.

Climate Adaptation and Stormwater Management Conferences – Current in place stormwater management system is not adequate to handle the increase and future increase in average rain fall. UConn is doing a lot of work on how to manage stormwater and integrate it into design plans. Potential

group meeting of P&Z, Wetlands, and Conservation Commissions in January (P&Z's second meeting) to discuss ways to inexpensively address stormwater runoff – rain gardens and curbing of example.

Higganum Cove Restoration – Environmental Protection is still working on the site and will be until at least December. No additional information at this time.

Outdoor Wood Burning Furnaces (OWF) – Mr. LePard asked Mrs. Glidden about a DEEP grant program to upgrade OWFs. Mrs. Glidden reported that DEEP does have a grant program; however, Haddam doesn't allow OWFs. Mr. LePard stated that the State of Connecticut is changing the particulate emissions requirement; and if the upgrade output doesn't meet the new regulations, the grant will not be allowed.

ZBA, Request for Variance, 171 Injun Hollow Road, Haddam Neck – Mr. Bull asked Mrs. Glidden on what basis would the variance be granted by the ZBA. Mrs. Glidden explained the process under Section 4 of the Zoning Regulations and the need for the applicant to demonstrate a hardship.

Solar Ground Mounts – Discussion followed in regard to this type of structure being treated as an accessory structure and having to meet the proper setbacks, Chatham Health review, and building design. There is concern in regard to aesthetics. Discussion followed in regard to reflection from the panels and that this type of structure does not trigger the Gateway regulations.

11. Adjournment

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

The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 6 November 2014.