

**TOWN OF HADDAM
 PLANNING AND ZONING COMMISSION
 PUBLIC MEETING AND HEARINGS
 HADDAM TOWN HALL
 21 FIELD PARK DRIVE, HADDAM, CT
 THURSDAY, 2 OCTOBER 2014
 APPROVED MINUTES
*Approved as Amended at the 16 October 2014 Meeting***

ATTENDANCE

X	Steven Bull, Vice Chairman
A	Stasia DeMichele
A	Arthur Kohs
X	Michael Lagace, Secretary (7:03 p.m.)
X	Jamin Laurenza, Chairman
X	Wayne LePard
X	Carmelo Rosa
X	Robert Braren, Alternate - Seated
X	Raul de Brigard, Alternate (7:03 p.m.)
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 alternate members, Mr. Braren and Mr. Wallor, were seated.

3. Additions/Corrections to the Agenda

None.

4. Public Comments

None.

5. New Business

a. Presentation by the Connecticut River Gateway Commission

Torrance Downes, Senior Planner, RiverCOG; Susan Bement, Town of Haddam representative Gateway Commission; and Raul de Brigard, RiverCOG representative, were present.

Mr. de Brigard gave a brief explanation of the purpose of the Gateway Commission. Mr. Downes distributed copies of the existing *Standards of the Connecticut River Gateway Commission* and the proposed revisions to the Standards. Mr. Downes reported that the 2004 Standards were adopted by seven of the eight member towns that comprise the Gateway; that Gateway has tried to get Essex to adopt the regulations; and after working with Essex, the proposed revisions were drafted. Mr. Downes

explained that members of the Gateway Commission must go before all the member towns to explain the proposed revisions, which he did, prior to a vote.

Mr. Bull asked if all applications within the Gateway Zone are sent to Gateway for their review. Mrs. Glidden stated no and explained the trigger mechanisms that would require an application to go before Gateway.

Discussion followed in regard to Haddam and all towns south of Haddam being within the Gateway; whether towns north of Haddam were offered the ability to be within the Gateway; and which set of standards would apply if an application were submitted and a town had not yet adopted the revisions (existing standards would apply until revised standards adopted).

Mr. Downes also distributed copies of the booklet entitled *Protecting the Character of the Lower Connecticut River – The Mission of the Connecticut River Gateway Commission* and a pamphlet entitled *Connecticut River Gateway Commission*.

b. Tylerville Business District – Discussion

Mrs. Glidden reported that she would like to establish some type of district – business or village – in Tylerville as she sees some opportunities to get some continuity of design, visual cues, and redeveloping some of the historic properties in this section of town. Mrs. Glidden noted that the development of a district is within the Plan of Conservation and Development (POCD). Mrs. Glidden stated that some type of presentation can be given and that she would like to obtain a grant for a small scale analysis of the area. Mrs. Glidden stated that she is open to suggestions.

6. Old Business

Discussion of Regulation of Outdoor Signs: Section 17

Mrs. Glidden distributed copies of Section 17 – Outdoor Signs. Mrs. Glidden gave a Power Point presentation of various signs within town that were out of compliance and had been changed to be in compliance; signs that are not in compliance; signs that have been registered and are legal; and paper/plastic wire mounted signs. Discussion followed in regard to what is legal by the regulations; what is deemed an aggregate area; how many Pylon signs are allowed on a parcel; two by two signs advertising various events, charities, etc., usually placed along roadways/intersections; what is visually pleasing; and what options the Commission may have.

Mrs. Glidden passed around a copy of sign regulations for the Village of Barrington, Illinois for a quick review (will email link to regulations to all Commissioners). Mr. Bull reported that he is reviewing Middle-town's sign regulations noting that they are rather simple. Mr. Bull pointed out several points of interest – store front (no sign to be attached to or obstruct any window, door, stairway, or any other opening intended for ingress/egress, lighting, or ventilation; condition of signs - all signs and components shall be in good repair, neat, and safe; and temporary signs – time frame 14 days before/during event and 7 days after event which is shorter than what is currently allowed in Haddam).

7. Approval/Correction of the Minutes

MOTION: Steve Bull made a motion to approve the 18 September 2014 minutes as submitted. Ed Wallor seconded. Motion carried unanimously.

8. Chairman's Report

Incentive Housing Zone (IHZ) – Mr. Laurenza asked Mrs. Glidden if Milone and MacBroom could put an information board together for display at the polling places. Mrs. Glidden stated no, as the Board of Selectmen (BOS) have not yet approved the hiring of the consultant; however, the Commission could

prepare something themselves. After a brief discussion, the Commission decided to not move forward with an information board on their own.

9. Scheduling of Hearings

Mrs. Glidden reported that there are no hearings scheduled for 16 October, but there will be an application coming sometime in November (applicant must go before ZBA first).

10. Town Planner's Report

Mrs. Glidden reported on the following:

Moratorium on Medical Marijuana Dispensaries/Producers, Town of Chester – The Town of Chester has placed a one year moratorium on marijuana dispensaries and producers.

Connecticut Yankee (CY) – Received letter from DEEP indicating that CY has completed their decommissioning requirements pursuant to the Connecticut General State Statutes; however, they are still under federal review in regard to the monitoring of the spent fuel rods.

IHZ Consultant – A memo to the BOS has been prepared concerning the acceptance of Milone and MacBroom and it will be discussed at their Wednesday, 8 October 2014 meeting.

105 Bridge Street, Eco-Tourism Center – The Commission previously approved a site plan for Site Plan Construction for two structures (retail and commercial) on this parcel. A letter was sent to the applicant with their approval advising them to file their Mylar within 90 days of approval and they did not; therefore, the approval is null and void. It is anticipated that Center Plan Construction will come back with an application sometime within the next couple of months. The town still owns the parcel; however, it's still under contract for sale.

Solar Ground Mounts – There are concerns pertaining to this type of structure with it being noted that they are subject to setback requirements. Zoning and building permits are required. Mr. Rosa asked if the Commission can develop regulations specific to this type of structure. Mrs. Glidden stated yes. Item to be discussed further at a later date.

11. Adjournment

MOTION: Ed Wallor made a motion to adjourn. Steve Bull seconded. Motion carried unanimously.

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 16 October 2014.