

**TOWN OF HADDAM  
 PLANNING AND ZONING COMMISSION  
 PUBLIC MEETING  
 TOWN HALL  
 21 FIELD PARK DRIVE, HADDAM, CT  
 THURSDAY, 3 SEPTEMBER 2015  
 UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

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

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

None.

**4. Public Comments**

None.

**5. Discussion of Easement in the Amount of .06 acres in Favor of the Town of Haddam on 21 Park Road Shown on Tax Map 30, Lot 11-3 in Compliance with CGS 8-24.**

Mrs. Glidden distributed a map of the proposed locations for both proposals (Exhibit A).

Mr. Lagace confirmed acreage of .06 and not .6. Mrs. Glidden reported that there are two (2) 8-24 reports the Commission will be approving – 1) .06 acres on the Mark Brookes property for a hammerhead turnaround to allow for the portion of Park Road at the intersection of Route 154 near Town and Country Nurseries to be made into a dead end and 2) approximately 1,000 square feet for a temporary drainage easement on the Cheryl Czuba property.

While reviewing the map it was determined that the location of the turnaround had been placed in the wrong location and Mrs. Glidden pointed out the correct location to the Commission. Mr. Laurenza confirmed that the drainage easement location was correctly shown. Mrs. Glidden stated yes. Mrs. Glidden noted that the map is only a hand drawing and distributed copies of a map from Nathan L. Jacobson and Associates (Exhibit B).

Mr. Laurenza asked Mrs. Glidden how this matter came about. Mrs. Glidden explained the 8-24 process. Mr. Laurenza clarified by asking if there was a specific individual who requested the proposal and what was the town gaining by the proposal. Mrs. Glidden stated that she believes there have been complaints in regard to the intersection, there's been discussion as to whether it should be terminated, and the residents were in favor of the proposal. Mr. Wallor stated he found that hard to believe as the Commission just went through the process of creating a second access way on Gunger Hill Road so residents could have a means out in the event of an emergency. Mrs. Glidden stated that the residents of Park Road will still have a means out. Mr. Wallor stated they will only have one way out. Mr. Wallor provided a scenario where emergency vehicles will now enter via Park Road Extension and back track on Park Road when they can currently access the area directly (public safety issue). Mr. Wallor voiced concern over the extra time that will be required for snow removal in a cul-de-sac. Mr. Laurenza asked why the town doesn't make the road one-way by placing up "Do Not Enter" and "One Way" signs as this would appear to be the easiest and most cost effective way to handle the matter. Mr. Wallor stated if a tree were to block Park Road Extension, the residents and emergency vehicles can still maintain access. Mr. Laurenza reiterated the issue of the emergency access road between Gunger Hill and Schuler Roads. Mr. Braren stated that what Mr. Laurenza is proposing would address a public safety issue. Discussion followed in regard to the distance to reach the residents that live at the end of Park Road (noted that the town did not replace the bridge at the other end of Park Road) and Bob Dickinson's driveway.

Mrs. Glidden recommended that the Commission table the matter and stated that she will ask Jeff Jacobson, Town Engineer, Melissa Schlag, First Selectman, and/or Phil Goff, Assistant Director of Public Works, to attend the Commission's next meeting to address the Commission's concerns.

Mr. LePard and Mr. Laurenza asked if there was a letter from the fire department in regard to this matter. Mrs. Glidden stated no, but did not know if the Board of Selectmen had a letter.

**MOTION:** Ed Wallor moved to table this matter until Thursday, 17 September 2015, until additional information is received. Wayne LePard second. Motion carried unanimously.

Item tabled until Thursday, 17 September 2015.

## **6. Discussion of Housing Regulations for Multi-family Overlay District – 182-188**

Mrs. Glidden reported that she reviewed the proposed regulations today and that she had some questions for Attorney Mark Branse. They are as follows: 1) If a proposal is for an even number of units, would the developer round up for the 25 percent affordable dwelling units? Mrs. Glidden would like it written into the regulations. 2) Conditions are not to be used for modifications? To be confirmed by Mr. Branse. 3) What would the percentage of dedicated open space be? Regulations talk about it being dedicated, but unclear how much open space.

Mrs. Glidden asked the Commission if they wanted to land a zone (designate a zoning change) on a specific parcel(s) at the same time they're presenting the proposed regulations; or would they like to address the matter by application. Mrs. Glidden explained that landing a zone, such as 48 Killingworth Road, would allow the individual the ability to come in as an R-2 or Housing Opportunity Development (HOD) development and this would be the first site that is landed; and then subsequent applications could come in for a zone change.

Mr. LePard stated that there seems to be a contradiction between overlay district and open space; and asked if open space is needed in an overlay district. Mrs. Glidden stated that with a subdivision some open space is required; however, there is no clarification with the HOD regulations. Mr. Wallor stated he

thought the representative from Milone and MacBroom had indicated that there would be green space not open space. Discussion followed at length with Mrs. Glidden again stating that she would like the point clarified by Mr. Branse.

Mrs. Glidden asked the Commission if they were ready to move forward with this matter. Mr. Wallor stated he approved of the 48 Killingworth Road rendering that Milone and MacBroom provided. Mr. LePard asked about the high tech septic systems (smaller field, smaller tank) noting that some of the green space property will be used for water and septic. Discussion followed in regard to the density limit creating the open/green space.

Mrs. Glidden stated in order to move forward with the regulations, a public hearing would need to be set (15 October 2015) and that she would need to send the proposed regulations to the town clerk, River COG, Gateway Commission, and to the adjacent towns. Mrs. Glidden noted that if approved on 15 October 2015 the regulations would have an effective date 15 days after that.

Mr. de Brigard stated that he wouldn't like this document to come back from Gateway with a negative comment and that he wants to make sure that none of the Gateway standards would be violated if one of the units would be proposed within the Gateway. Mrs. Glidden stated there is language within the proposed regulations if an HOD were proposed within the Gateway. Mr. Laurenza agreed with Mr. de Brigard. Mrs. Glidden will send the document to Torrance Downes, Senior Planner, Gateway Commission, start the referral process, set the opening of the hearing for 15 October 2015, and if comments are received, will continue the matter until late November.

Mrs. Glidden stated that if the Commission decides to land a zone, she will need to advertise for that. A brief discussion followed with the Commission deciding they can do that at a later date.

Mr. LePard spoke in regard to a scenario in which a property is capable of being fully developed, the need for numerous wells, and the availability (rate) of water. Mr. LePard suggested the Commission hire an expert to provide that type of information. Mr. Wallor stated that it would be the developer's responsibility to provide that information not the Commission's. Mrs. Glidden suggested that the Commission see if the proposed property were in the Aquifer Protection Zone noting that the three (3) properties in question are not and question how are they going to do their water supply such as a community well. Mr. de Brigard stated that one of the advantages to not designating zones ahead of time but letting the owner of the land be the proponent is that then the Commission is in a judging situation rather than asking questions to the developer. Discussion followed. Mrs. Glidden will look into the matter regarding the Mr. LePard's question.

## **9. New Business**

**Regional Economic Development Plan** - Mrs. Glidden reported that the River COG is sponsoring a regional economic development plan and they will be holding a meeting on Tuesday 22 September 2015, at the River House. Mrs. Glidden also reported that they will email the information directly; and once she receives something formal from them, she will forward to the Commission.

## **10. Old Business**

**EDC** - Mrs. Glidden reported that the EDC will be holding a joint meeting with the East Haddam EDC, probably in October, to discuss opportunities with the bridge and the availability of the former town offices for development (town offices have moved into the middle school).

**Higganum Cove** – Mrs. Glidden reported that the finally walk through will be in a week or two and that she viewed the site two weeks ago and all the plantings are all done. Saturday, October 3 2015 - public event.

## **11. Approval/Correction of the Minutes**

Correction to the 6 August 2015 minutes: page 2, fifth paragraph, first sentence – change “Waller” to “Wallor”.

**MOTION:** Wayne LePard moved to approve the 6 August 2015 minutes as amended. Art Kohs second. Motion carried unanimously.

## **12. Chairman’s Report**

None.

## **13. Scheduling of Hearings**

**Zoning Changes** – Thursday, 15 October 2015 – Hearing.

**Park Road, CGS 8-24** – Thursday, 17 September 2015 – Discussion continued.

## **14. Town Planner’s Report**

None.

## **15. Adjournment**

**MOTION:** Ed Wallor moved to adjourn. Carmelo Rosa second. Motion carried unanimously.

The meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner, Recording Clerk

**The next meeting is scheduled for Thursday, 17 September 2015.**