

**TOWN OF HADDAM
 ZONING BOARD OF APPEALS
 PUBLIC HEARING/MEETING
 HADDAM TOWN HALL
 21 FIELD PARK DRIVE, HADDAM, CT
 THURSDAY, 26 MARCH 2015
 UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Thomas Berchulski
A	Margo Chase-Wells
X	Marjorie W. DeBold, Vice Chairman
X	Robin Munster, Chairman
A	Jen O'Neal, Secretary
X	Mary Hickish, Alternate
X	Helen Reeve, Alternate
X	Kenneth Wendt, Alternate
A	Liz West Glidden, Town Planner
X	Jim Puska, Zoning Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mrs. Munster, chairman, called the meeting to order at 7:39 p.m.

2. Attendance/Seating of the Alternates

Attendance was taken and all regular and alternate members were seated.

Mrs. Munster read the Legal Notice, as printed in the Middletown Press, into the record.

3. PUBLIC HEARING

A Variance to Allow a Freestanding Sign to Exceed the Maximum Amount of Square Footage by Two (2) Feet Per Section 17.5.F of the Town of Haddam Zoning Regulations for Property Shown on Tax Map 65 Lot 07-A-1 and Known as 1627 Saybrook Road.

Neither the applicant nor the property owner nor their representative was present.

Mrs. Munster opened the public hearing and a brief discussion followed in regard to how best to handle this matter in terms of rescheduling. Mrs. Munster stated she will speak to Mrs. Glidden as to whether a special meeting will be needed or the application can be heard at the April meeting. Mr. Puska asked if there were any specific concerns regarding the application that he can forward to the applicant so they could be better prepared. Ms. Hickish asked Mr. Puska if he was aware of the hardship. Mr. Puska stated that the proposed sign is the smallest that Sunoco makes and noted that there is a letter indicating such. Mr. Puska also stated that he was able to reduce the variance request by suggesting the removal of the NASCAR advertisement – reduced sign by seven (7) square feet. Mrs. Reeve asked Mr. Puska if he knew height of the base the sign will be set on. Mr. Puska stated that the sign will be bolted to a flat concrete foundation to avoid liability and that the foundation will be inspected by the building official. Mrs.

Munster stated that she would like the applicant or their representative present. Mrs. DeBold suggested, in an attempt to assist a business, that the hearing be rescheduled as soon as is legally allowable and that an active membership can be present. Mrs. Munster agreed. Mr. Puska stated that he will call the applicant to see why they were not present.

MOTION: Marjorie DeBold moved to continue the public hearing with contingency on setting up a special meeting or until the next regular meeting (30 April 2015) pending speaking to Liz Glidden, Town Planner, and the applicant. Tom Berchulski second. Motion carried unanimously.

Item continued.

4. PUBLIC MEETING

A Variance to Allow a Freestanding Sign to Exceed the Maximum Amount of Square Footage by Two (2) Feet Per Section 17.5.F of the Town of Haddam Zoning Regulations for Property Shown on Tax Map 65 Lot 07-A-1 and Known as 1627 Saybrook Road.

Neither the applicant nor the property owner nor their representative was present.

Item continued.

5. Approval/Correction of the Minutes

MOTION: Marjorie DeBold made a motion to approve the 29 January 2015 minutes as submitted. Ken Wendt second. Motion carried unanimously.

6. Open Discussion

Tylerville Planning Event – Mrs. Munster read an email from Liz Glidden, Town Planner, in regard to an upcoming visioning session to be conducted by the UConn School of Landscape Architecture on Wednesday, 8 April 2015, 7:00 - 9:00 p.m. at the Riverhouse, 55 Bridge Road, Haddam. A brief discussion followed in regard to the specifics of the event with Mr. Berchulski noting that Mrs. Glidden had sent an email providing a link for a study that UConn did for the Town of Hebron.

7. Adjournment

MOTION: Marjorie DeBold made a motion to adjourn. Ken Wendt second. Motion carried unanimously.

The meeting was adjourned at 7:52 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Thursday, 30 April 2015.