

**PLANNING AND ZONING COMMISSION
MEETING M I N U T E S**

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WATERFORD, CT

Planning & Zoning Commission
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2024 MAR -5 1A 9:32
February 27, 2024

6:30 PM
ATTEST: *Doris L. Crum*
TOWN CLERK

Members Present: Chairman Greg Massad, Tim Bleasdale, Tim Conderino and Victor Ebersole
Members Absent: Karen Barnett
Alternates Present: Doris Crum
Alternates Absent: Bertrand Chenard and Joseph DiBuono
Staff Present: Jonathan Mullen, Planning Director, Mark Wujtewicz, Planner and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:30 PM. D. Crum was seated for K. Barnett.

2. APPROVAL OF MINUTES

MOTION: Motion made by D. Crum, seconded by V. Ebersole, to approve the January 23, 2023 meeting minutes.

VOTE: 5-0

3. APPLICATION RECEIPT

#PL-24-4 – Request of Congregation Beth El, owners and applicant for site plan approval to locate a religious establishment at property located at 33 Kenyon Road, R-20 zone, as shown on plans titled “Congregation Beth-El, 33 Kenyon Road, Waterford Connecticut, July 2023”.

APPLICATION WAS RECEIVED: 2/13/2024

#PL-24-2 – Application of the Waterford Planning & Zoning Commission to amend the following Section of the Waterford Zoning Regulations: Section 1 (Definitions) Day-Care, Child.

APPLICATION WAS RECEIVED: 1/9/2024

G. Massad noted that the two applications listed for receipt had been officially received at previous meetings.

G. Massad polled the audience if anyone was present for the regulation amendment public hearing. No one was present for the public hearing so he modified the agenda to have application review for 33 Kenyon Road moved up earlier in the agenda.

5. APPLICATION REVIEW

#PL-24-4 – Request of Congregation Beth El, owners and applicant for site plan approval to locate a religious establishment at property located at 33 Kenyon Road, R-20 zone, as shown on plans titled “Congregation Beth-El, 33 Kenyon Road, Waterford Connecticut, July 2023”.

ACTION REQUIRED BY: 4/18/2024

Wayne Garrick, Architect, Michael Cohen, Congregation President and Ed Goldberg, Building Committee Chairman were available for the application. Mr. Garrick noted that he had received an approval from the Conservation Commission and earlier that evening had received a favorable opinion from the Design Review Board. He noted that the proposed project conforms to the zoning regulations. He reviewed details of building.

G. Massad asked about the trash enclosure and if the proposed driveway sculpture is constructed within the driveway. W. Garrick noted that the sculpture detail is low to the ground inside the circle of the driveway and is designed to allow fire apparatus to drive over it if necessary in an emergency.

The Commission made the following findings:

1. The application is for a use subject to a Site Plan approval, pursuant to Section 4.1.3 of the Waterford Zoning Regulations.
2. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to modifications listed.
3. The Waterford Conservation Commission issued Inland Wetland Permit# C-23-08 for regulated inland wetland activities.
4. The Waterford Conservation Commission issued a report of its action on application #C-23-08 in accordance with CGS §8.3(g).
5. This application has been reviewed by the Town of Waterford Design Review Board in accordance with Section 22b of the Waterford Zoning Regulations and which Board submits a positive report to the Planning and Zoning Commission.

The Commission made the following modifications and conditions:

1. The trash enclosure shall provide for complete visual screening. A detail for the screening shall be shown on the final plans prior to filing on the land records.
2. All conditions of approval for Inland Wetland Permit #C-23-08 shall be incorporated into this decision as if fully set forth herein.

MOTION: Motion made by T. Conderino, second by D. Crum to approve with modifications and conditions, the Site Plan for Congregation Beth El application #PL-24-4 at 33 Kenyon Road, with modifications and conditions 1 and 2 and to adopt the findings 1 thru 5 of the staff report.

VOTE: 5-0

4. PUBLIC HEARING

#PL-24-2 – Application of the Waterford Planning & Zoning Commission to amend the following Section of the Waterford Zoning Regulations: Section 1 (Definitions) Day-Care, Child.

Chairman Massad opened the public hearing at 6:54 PM.

M. Wujtewicz read the exhibit list into the record. M. Wujtewicz reviewed the staff report with the Commission.

MOTION: Motion made by T. Bleasdale, seconded by T. Conderino, to close the public hearing at 7:00 PM.

VOTE: 5-0

5. APPLICATION REVIEW

#PL-24-2 – Application of the Waterford Planning & Zoning Commission to amend the following Section of the Waterford Zoning Regulations: Section 1 (Definitions) Day-Care, Child.

The Commission made the following findings:

1. Application PL-24-2 meets the requirements of Section 28 of the Waterford Zoning Regulations.
2. Application PL-24-2 meets the requirements of Connecticut General Statutes Chapter 124 §8-3 governing changes of zoning regulations and districts.
3. The proposed Regulation Amendment is consistent with the 2012 Plan of Preservation Conservation and Development in meeting the stated goals of the Business/Economic Development Guide in that the modifications as proposed will promote business and economic development to meet local needs, maintain a favorable tax base and assist in encouraging future business activities by more clearly defining the role of Day-Care facilities as a Home-Based Service in accordance with CGS §19(a)-77.
4. The proposed Regulation Amendment is consistent with the 2012 Plan of Preservation Conservation and Development by being consistent with Principle 6 of the State Growth Principles listed on Page 84 of the Plan in that it integrates planning across all levels of government by coordinating efforts with State Agencies.

MOTION: Motion made by D. Crum, second by V. Ebersole to approve Application PL-24-2 to amend Zoning Regulations Section 1 – DEFINITIONS for Day-Care and Dwellings by adopting the findings 1 thru 4 of the Staff Report with an effective date of March 22, 2024.

VOTE: 5-0

6. ADMINISTRATIVE REVIEW

No discussion occurred.

7. CORRESPONDENCE

G. Massad noted that a letter from Lisa A. Kuntz, Ed.D. regarding a potential data center was submitted to the Commission.

8. COMMISSION BUSINESS

Staff reviewed with the Commission the status of ongoing and potential upcoming projects.

G. Massad reminded the Commissioners to return their review comments for the POCD and set a deadline of March 21, 2024.

9. ADJOURNMENT

MOTION: Motion made by T. Bleasdale, seconded by V. Ebersole to adjourn the meeting at 7:04 PM.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary