

**MINUTES
SPECIAL MEETING
Remote Access**

Planning & Zoning Commission
Waterford Town Hall

June 8, 2020
3:00 PM

Members Present: J. Bunkley, J. Bashaw, G. Massad, J. DiBuono, T. Bleasdale
Alternates Present: K. Barnett
Staff Present: A. Piersall, Planning Director; M. Wujtewicz, Planner; D. Choisy,
Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Bunkley called the meeting to order at 3:00. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Bashaw, seconded by J. DiBuono, to approve the minutes of the May 18, 2020 meeting as written.

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

#PL-20-10 – Request of Petroleum Marketing Investment Group, LLC owner and applicant for modification of an approved site plan on property located at 446 Boston Post Road in accordance with sections 7 and 22 of the zoning regulations and as shown on plans titled “Modified Site Plan, “Henny Penny” Filling Station/Convenience Store Expansion” dated 3/16/2020.

M. Wujtewicz stated that this application was in order for receipt, and will be scheduled for the Commission’s review at a future meeting.

4. PUBLIC HEARINGS

#PL-20-13 – Application made by Fabcon Precast to amend Sections 3, 13.2 & 20.3 of the Waterford Zoning Regulations to allow the manufacture of concrete products by special permit in the IP-1 Zone.

Chairman Bunkley opened the public hearing and read the following exhibits into the record:

- EXHIBIT 1 - Application and Support Material
- EXHIBIT 2 - Notice of Public Hearing advertised in the Day newspaper on May 28, 2020 and June 1, 2020
- EXHIBIT 3 - Certified copy of the Zoning Regulations effective through July 8, 2019
- EXHIBIT 4 - Memorandum dated June 1, 2020 to the Planning and Zoning Commission from Abby Y. Piersall, title: Staff Report: Proposed Text Amendments to Section 13 (IP-1 Zone), Section 3.6 (Modification of Maximum Building Height Requirements, and Section 20 (Parking) of the Waterford Zoning Regulations. #PL-20-13
- EXHIBIT 5 - Presentation for Public Hearing.

Attorney Lew Wise, representing the applicant, noted that the applicant previously gave an informal presentation to the Commission. He briefly reviewed the modifications requested.

RECEIVED FOR RECORD
WATERFORD, CT
2020 JUN 19 AM 10:36
E. J. Bunkley
T. Bleasdale
M. Wujtewicz
D. Choisy

Project Engineer Clint Brown of Loureiro Engineering Associates reviewed the proposed regulation amendment (Exhibit 5).

J. Bashaw noted that Attorney Wise had stated that there would be a maximum of 50 employees, and asked if that was total, or per shift. Mark Pedersen Chief Financial Officer of Fabcon, replied that there would be a maximum of 50 employees per shift.

Chairman Bunkley asked if there was anyone from the public who wished to speak regarding this application. There were no public comments.

A. Piersall reviewed her memorandum to the Commission dated June 1, 2020 (Exhibit 4).

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to close the public hearing at 3:32.

VOTE: 5-0

#PL-20-15 – Application made by the Waterford Planning & Zoning Commission to amend Sections 1 & 3 of the Waterford Zoning Regulations in response to COVID-19.

Chairman Bunkley opened the public hearing and read the following exhibits into the record:

- EXHIBIT 1 - Application and Support Material
- EXHIBIT 2 - Notice of Public Hearing advertised in the Day newspaper on May 28, 2020 and June 1, 2020
- EXHIBIT 3 - Certified copy of the Zoning Regulations effective through July 8, 2019
- EXHIBIT 4 - Memorandum Dated May 15, 2020 to the Planning and Zoning Commission from Abby Y. Piersall, title: Adoption of Zoning Regulations in Response to COVID-19
- EXHIBIT 5 - Proposed modifications to Section 3.43 of the Zoning Regulations (Mobile Food Vendors), updated 5/22/20
- EXHIBIT 6 - Proposed modifications to Section 1 (Definitions) updated May 7, 2020
- EXHIBIT 7 - Proposed modifications to section 3.19 of the Zoning Regulations (Temporary Forms of Outdoor Entertainment) updated May 22, 2020
- EXHIBIT 8 - Proposed modifications to Section 3.23 of the Zoning Regulations (Regulations Concerning the Sale of Alcoholic Beverages) updated 5/22/20
- EXHIBIT 9 - e-mail correspondence dated June 8, 2020 to Abby Piersall from Deborah Hadaway, Subject: MP Zoning Reg Change re: Alcohol distance?

A. Piersall reviewed the proposed regulation amendments and Staff Report (Exhibit 4). She noted that the proposed regulation amendments were consistent with the Plan of Preservation, Conservation and Development.

Chairman Bunkley asked if there was anyone from the public who wished to speak regarding this application.

Deborah Hadaway and John Cabral, owners of 377 Mago Point Way, discussed the e-mail they sent to A. Piersall (Exhibit 9) requesting a modification of the definition of “Server of Alcoholic Beverages” to read “An establishment, or venue served by a catering permit, which serves alcoholic beverages as defined in the Connecticut Liquor Control Act for consumption on the premises, as licensed by the State”.

MOTION: Motion made by J. Bashaw, seconded by J. DiBuono, to close the public hearing at 3:51.

VOTE: 5-0

5. APPLICATION REVIEWS

#PL-20-13 – Application made by Fabcon Precast to amend Sections 3, 13.2 & 20.3 of the Waterford Zoning Regulations to allow the manufacture of concrete products by special permit in the IP-1 Zone.

MOTION: Motion made by J. Bashaw to approve Application #PL-20-13, and to find that the regulation amendments proposed by the applicant are consistent with the Plan of Preservation, Conservation and Development in that they promote business and economic development to meet local needs and maintain a favorable tax base, and promote business activity adjacent to a major highway.

VOTE: 5-0

Effective date: 6/25/2020

#PL-20-15 – Application made by the Waterford Planning & Zoning Commission to amend Sections 1 & 3 of the Waterford Zoning Regulations in response to COVID-19.

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale to find that the changes requested are in harmony with economic development goals and supporting local businesses as discussed in Waterford's Plan of Preservation, Conservation and Development, and approve Application #PL-20-15 with the modification requested to Section 1, "Server of Alcoholic Beverages" as requested by D. Hadaway and J. Cabral.

VOTE: 5-0

Effective date: 6/25/2020

6. CORRESPONDENCE

No correspondence was received.

7. ADMINISTRATIVE REVIEW

No items were reviewed.

8. ADJOURNMENT

MOTION: Motion made by J. Bashaw, seconded by J. DiBuono, to adjourn the meeting at 3:56.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary