

**MINUTES
SPECIAL MEETING
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2020 MAY 14 PM 2:41

David L. Campo
TOWN CLERK

Planning & Zoning Commission
Waterford Town Hall

May 11, 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; Jill Pisechko,
Zoning Official; M. FitzGerald, Environmental 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 G. Massad, seconded by J. DiBuono, to approve the minutes of the April 27, 2020 special meeting as written.

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

#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.

A. Piersall stated that this application is in order for receipt, and the public hearing will be scheduled to open on June 8, 2020.

4. APPLICATION REVIEW

#PL-20-9 – Request of Mago Way Realty, LLC applicant and owner for site plan approval to construct a business office on property located at 357 Mago Point Way, MPD Zone, in accordance with Sections 14a, 22 and 25 of the Zoning Regulations as shown on plans entitled “Proposed Mago Point Accounting Office” dated March 19, 2020. A coastal site plan review is required in accordance with the Coastal Management Act.

Attorney William Sweeney, representing the applicants, presented this application. He noted that the site is currently a small gravel parking lot. The applicants are proposing to construct a 1,300 square foot accounting office on the site. The property is in the AE Flood Zone, and the structure as proposed complies with FEMA regulations. The applicant proposes to provide 1 ADA compliant parking space on the site and 3 spaces to be provided offsite in accordance with Section 14a.7.1 (e). The parcels identified for the offsite parking spaces are within 1200 feet of the proposed use and are owned by the applicant and owner of 357 Mago Point Way, the location of this proposal. The applicant proposes to provide a parking easement or other similar easement for recording on the land records as a condition of approval. The proposal was reviewed and approved earlier in the day by the Design Review Board.

Architect Peter Springsteel reviewed the design of the building and materials to be used.

Sergio Cherenzia of Cherenzia & Associates reviewed the existing and proposed site plans as well as the proposed lighting plan. He noted that the plans have been reviewed and approved by the Department of Public Works.

Landscape Designer Bill Ross reviewed the proposed landscape design.

K. Barnett asked if there will be handicap access to the building. P. Springsteel stated that he feels that handicap accessibility is not required due to the small size of the building. They have applied to the state for a modification of the building code in case it is needed. If the state determines that handicap access will be required, the building has been designed to accommodate a lift.

M. Wujtewicz reviewed the Staff Report dated May 11, 2020.

MOTION: Motion made by T. Bleasdale, seconded by G. Massad, to find that:

1. The application is for a use permitted subject to Site Plan approval, pursuant to section 14a.3(10) of the Waterford Zoning Regulations;
2. The plan as presented conforms to Section 14a.7.1(e) in that the required easement documentation to preserve the three proposed offsite parking spaces shall be filed on the land records at the time the final plans are filed;
3. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to conditions 1 and 2.
4. The application is in conformance with Section 25.3, Development in Flood Hazard Areas of the Waterford Zoning Regulations;
5. The proposed activity is consistent with the coastal policies in Section 22a-92 of the Connecticut General Statutes and Section 25.4 of the Waterford Zoning Regulations.
6. The proposed activity incorporates all reasonable measures which would mitigate the adverse impacts on both coastal resources and future water-dependent development activities;
7. 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.

And to approve application #PL-20-9 at 357 Mago Point Way with the following conditions:

1. A parking easement or other similar easement be presented, reviewed and approved by the Town attorney relative to the proposed offsite parking spaces and that the document be filed on the land records at the time the final plans are filed;
2. Utility inverts shall be verified and any changes noted on the final plans prior to filing on the land records.

VOTE: 5-0

5. CORRESPONDENCE

No correspondence was received.

6. ADMINISTRATIVE REVIEW

Discussion of potential zoning regulation updates

The Commission discussed potential zoning regulation amendments in response to COVID-19. Staff will prepare an application for receipt at the May 18, 2020 meeting.

7. ADJOURNMENT

MOTION: Motion made by G. Massad, seconded by T. Bleasdale, to adjourn the meeting at 4:30.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary