

MINUTES

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2020 MAR 10 PM 12:59

March 9, 2020
6:30 PM

Planning & Zoning Commission
Waterford Town Hall

Members Present: J. Bunkley, J. Bashaw, J. DiBuono (6:32)
Members Absent: G. Massad, T. Bleasdale
Alternates Present: K. Barnett
Staff Present: A. Piersall, Planning Director; M. Wujtewicz, Planner; M. FitzGerald, Environmental Planner; D. Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Bunkley called the meeting to order at 6:30. K. Barnett was appointed to sit for G. Massad.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Bashaw, seconded by K. Barnett, to approve the minutes of the February 24, 2020 meeting as written.

VOTE: 3-0

(J. DiBuono arrived at 6:32)

3. RECEIPT OF APPLICATIONS

#PL-20-3 – Request of 132 Cross Road LLC owner and applicant for modification of an approved site plan on property located at 132 Cross Road in accordance with section 22 of the zoning regulations and as shown on plans titled “132 Cross Road & 70-74 Foster Road, Town of Waterford, Connecticut Prepared for B&W Paving & Landscaping, Modified Building C” dated 4/18/12 revised to 2/28/20.

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

#PL-20-7 – Request of CSCE Realty, LLC owner and applicant for modification of an approved site plan on property located at 140 Cross Road in accordance with section 22 of the zoning regulations and as shown on plans titled “Land Development Plans Issued for Site Plan Approval, Constitution Surgery Center East, Building Expansion” dated March 3, 2020.

M. Wujtewicz stated that this application was received after the agenda was posted but within the statutory time-frame for receipt by the Commission, and will be scheduled for the Commission’s review at a future meeting.

#PL-20-8 – Request of the Town of Waterford First Selectmen for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to grant a Permanent Gas Distribution Easement to Yankee Gas Services Company on property located at 1000 Hartford Turnpike.

A. Piersall briefly reviewed this application, and it will be on a future agenda for the Commission’s review.

4. APPLICATION REVIEW

#PL-20-5 – Request of RCP Waterford I LLC & RCP Waterford II, LLC, owners and applicants for site plan approval to locate a medical office building at 5 Dayton Road, C-G zone, in accordance with Sections 8.1.11 and 22 of the Zoning Regulations and as shown on plans entitled "Land Development Plans for Proposed Medical Office Building Issued for Site Plan Approval" dated January 21, 2020.

Attorney John Knuff stated that the applicant is proposing to redevelop the site at 5 Dayton Road. They are proposing to demolish the existing former Toys-R-Us building and construct a two-story 70,368 square foot medical office building on the site. He noted that the proposal conforms with all site plan requirements. The Conservation Commission granted a permit for the activity, and the Design Review Board reviewed the application at their meeting earlier in the evening.

Bill Fries of BL Companies reviewed the proposed site plan, noting that the existing driveway will be used. He reviewed the proposed stormwater plan, landscaping and vehicular traffic circulation. The Fire Marshal has reviewed and approved the plan for emergency access.

Architect Nick Michnevitz of MBH Architecture reviewed the building design and elevations.

Mike Deon of BL Companies briefly reviewed the traffic, noting that the amount traffic that will be generated will be similar to that of the previous use as a retail store.

M. Wujtewicz reviewed the Staff report dated March 9, 2020. The application as presented is to repurpose an existing developed site to a use that is permitted through the review and approval of a site plan in accordance with CGS 8-3(g) and Town of Waterford Zoning Regulation Section 22. The proposed use as a Medical Clinic and Office in a General Commercial Zone District is allowed through the review and issuance of a Site Plan approval in accordance with Section 8.1.11 of the Town of Waterford Zoning Regulations.

The property that is being redeveloped for the proposed use had originally received site plan approval for a retail use by the Planning and Zoning Commission on November 19, 1984. The project as proposed will be to demolish the existing building and construct a new 2-story medical office building within the approximate area of the existing building's footprint. The former retail use of the site required 262 parking spaces. The proposed use requires 353 parking spaces. The additional parking spaces are being added from a redesign of the parking layout. Additional spaces are being added to the rear and the side of the proposed building. In accordance with Section 20.9, in parking lots containing 100 or more spaces, no parking shall be permitted adjacent to the side or rear of a building unless the Planning and Zoning Commission makes a finding that such parking will not constitute a hazard to pedestrian circulation and will not interfere with any required fire lanes. The location of the parking along the rear and north side of the building abuts proposed sidewalks. The sidewalks conform to the zoning requirements to provide for safe pedestrian movement to the major entrances to the building. The Town Fire Marshal's Office has reviewed the plan for consistency with truck turning requirement and the ability to provide fire protection service and has determined that there will be no negative impact to providing Fire Protection service with the proposed parking adjacent to the side and rear of the building.

The proposed height of the building exceeds the maximum of 40 feet in accordance with Section 8.6, however in accordance with Section 3.6 the extension of the building that exceeds the maximum allowable height does not occupy more than 10 percent of the total roof area and therefore can extend 12 feet above the maximum allowable height of 40' as established in Section 8.6 of the Zoning Regulations.

The site design incorporates Low Impact Development measures. M. FitzGerald stated that the plans and supporting calculations provided by the applicant meet the requirements of Section 25.6 and are consistent with the Connecticut Stormwater Quality Manual.

MOTION: Motion made by J. Bashaw, seconded by J. DiBuono, to find that:

1. The application is for a use permitted subject to Site Plan approval, pursuant to Section 8.1.11 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 condition 1.
3. The Waterford Conservation Commission issued Inland Wetland Permit# C-20-02 for regulated inland wetland activities.
4. The Waterford Conservation Commission has submitted a final report of Action in accordance with CGS 8-3(g).
5. Proposed parking adjacent to the side and rear of the building is consistent with Section 20.9 of the Zoning Regulations in that it does not constitute a hazard to pedestrian circulation due to the placement of an adequate sidewalk system to the main entrances of the building and that there will not be interference with any required fire lanes as stated by the Fire Marshal Review.
6. This application was reviewed by the Design Review Board in accordance with Section 22 of the Zoning Regulations, and the Board has forwarded a positive report to the Commission.

And the Commission approves Application #PL-20-5, Site Plan for 5 Dayton Road Medical Building with the following conditions:

1. A condensed stormwater inspection and maintenance chart shall be developed for the stormwater treatment components and shall identify the frequency and cleaning schedules for the catch basin sumps, hydrodynamic separators, and tree box filters. This chart shall be kept on-site at the facility for reference in maintenance procedures. Evidence of this chart shall be required prior to issuance of a Certificate of Zoning Compliance.
2. All conditions of Inland Wetland Permit# C-20-02 shall be incorporated into the decision of the Planning and Zoning Commission.

VOTE: 4-0

5. CORRESPONDENCE

No correspondence was received.

6. ADMINISTRATIVE REVIEW

7. ADJOURNMENT

MOTION: Motion made by J. DiBuono, seconded by J. Bashaw, to adjourn the meeting at 7:16.

VOTE: 4-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary