

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

Town Hall

December 2, 2025
5:30 PM

Members Present:	Chairman Greg Massad, Karen Barnett, and Tim Conderino
Members Absent:	Tim Bleasdale and Victor Ebersole
Alternates Present:	Doris Crum and Michael Elbaum
Alternates Absent:	Joseph DiBuono
Staff Present:	Mark Wujtewicz, Planner, Lisa Stearns, Recording Secretary and Katrina Kotfer

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Massad called the meeting to order at 5:30 PM. M. Elbaum was seated for T. Bleasdale and D. Crum was seated for V. Ebersole.

2. APPROVAL OF MINUTES

MOTION: Motion made by D. Crum, seconded by M. Elbaum, to approve the November 18, 2025 meeting minutes.

VOTE: 4-0

3. APPLICATION RECEIPT

No new applications were received.

K. Barnett joined the meeting at 5:40 pm.

4. PRE-APPLICATION REVIEW

Pre-application review pursuant to CGS Section 7-159b and Section 22a.5 of the Waterford Zoning Regulations of a potential application for Electric Boat Division of General Dynamics at 850 Hartford Turnpike.

Atty John Casey, Robinson & Cole, introduced the project to the Commission and noted the following people were part of the design team. Devin Xenelis, Electric Boat, Jim Waldron, Electric Boat, Arty Brogno, Electric Boat, Ross Gionfriddo, Electric Boat, Amanda Magee, Electric Boat's Owner's Representative, Bryan Donovan, DME Engineers, Jason Brown, DME Engineers, Kyle Haubert, CLA Engineers, and Chris Bockstael, FCA Architects were present. He stated that the formal application submitted will be for a modified Special Permit and Site Plan.

K. Haubert reviewed the existing conditions of the site, noting it is 6 parcels that total 83 acres. There are currently approximately 3,900 parking spaces. This will be a reuse of the existing buildings, limited site work is to be proposed. They are proposing to remove the existing cart return areas and convert those areas to additional parking spaces. The existing landscaping and landscaping islands are to be revitalized with additional plantings and landscaping to be added. They propose to have a unified campus appearance. Parking lot repairs will be made with resurfacing done last. The entrances will remain unchanged.

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C. Blockstael noted that the building will be secured with entry only accessible by employee's badge. There will be no locked gates or perimeter fencing proposed around the campus. Overall the exterior of the building will remain unchanged except for minor cleaning and repointing. The receiving and loading docks may be modified slightly to meet the needs of Electric Boat.

A traffic engineering firm will be performing a traffic impact study. The project team for Electric Boat will provide more detailed plans and reports in support of the formal submission of a modified Special Permit and Site Plan application.

5. APPLICATION REVIEW

#PL-25-12 – Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations Sections 1 Definitions, 3.41, 3.41.1, 3.41.2, 3.41.3 and 6.1.2 as they pertain to Agri-Tourism.

The application is being withdrawn at this time. A new application will be subject to an upcoming public hearing concerning any new changes requested.

MOTION: Motion made by G. Massad, seconded by D.Crum to withdraw application PL-25-12.

VOTE: 5-0

MOTION: Motion made by G. Massad, seconded by D.Crum to submit a new revised application to amend the Zoning Regulations Sections 1 Definitions, 3.41, 3.41.1, 3.41.2, 3.41.3 and 6.1.2 as they pertain to Agri-Tourism.

VOTE: 5-0

6. ADMINISTRATIVE REVIEW

No discussion occurred.

7. CORRESPONDENCE

No correspondence was received or discussed.

8. COMMISSION BUSINESS

M. Wujtewicz reviewed the status of current and upcoming projects throughout Town with the Commission.

9. ADJOURNMENT

MOTION: Motion made by D. Crum, seconded by M. Elbaum to adjourn at 6:45 pm.

VOTE: 5-0

Respectfully Submitted,



Lisa Stearns
Recording Secretary