



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Mark Wujtewicz, Planner
DATE: February 11, 2025
TITLE: Staff Report: CGS 8-24
Application PL-25-2
Demolition of Single Family Dwelling and Accessory Structure
8 Goshen Road

EXECUTIVE SUMMARY

In accordance with Connecticut General Statutes Sec 8-24 (CGS 8-24), the above application is forwarded to the Planning and Zoning Commission regarding the proposed demolition of a single family dwelling and accessory structures located at 8 Goshen Road. In accordance with the above statute, prior to the work being proposed, an action by the Planning and Zoning Commission is required in order to determine whether the proposed demolition of the single family dwelling and accessory structures located at 8 Goshen Road would be consistent with the stated goals and policies of the 2012 Plan of Conservation and Development (POCD).

The Planning and Zoning Commission previously approved a CGS 8-24 application PL-24-1 for the acquisition of this property on January 23, 2024. This property is located on Goshen Road adjacent to the Great Neck Elementary School. A single-family dwelling with a detached garage is located on the parcel containing 19,796 square feet or approximately .46 acres. It is located within the R-20 (Medium Density Residential District).

BACKGROUND

Pertinent Regulations

CGS §8-24

Town of Waterford 2012 Plan of Preservation Conservation and Development

DISCUSSION

This parcel was acquired by the Town of Waterford for the purpose of providing for additional property to be incorporated into the Great Neck School parcel in order to enhance school security and to provide for an opportunity to improve traffic circulation and parking for the school. The demolition of the structures on the property will assist in facilitating those improvements. The parcel is surrounded by the Great Neck School parcel on all three sides with the front of the property along Goshen Road.

The site plan for the above improvements regarding traffic circulation and parking is currently being prepared. A site plan is required and will be submitted for the Commission's review and approval when it is ready. Meanwhile, the buildings on the property remain vacant and are an attractive nuisance and security liability. The demolition of the structures prior to submission of a complete site plan application is warranted in order to eliminate the liabilities that the vacant structures pose.

The stated goal of the Community Facilities Section of the 2012 POCD is to "*Provide adequate services and facilities to meet community needs*" with the Task to "*Monitor and Adapt to Changing Community Facility Needs*". The demolition of the structures on the property would be consistent with the stated goal and policies of the Community Facilities Section in that it will provide for the development of the parcel to accommodate for additional buffering associated with the implementation of school security plans and improvement to the parking and traffic circulation at the school.

If the Commission finds that the demolition of the structures on the parcel in preparation for a site development plan integrated with the Great Neck School property is consistent with the above stated goals of the 2012 Plan of Development, a site plan will then be submitted the Commission for review.

RECOMMENDED ACTION

Based on the information provided in the record, staff recommends the Planning and Zoning Commission find that:

Findings:

1. That the proposed demolition of the structures at 8 Goshen Road for municipal purposes qualifies for a CGS §8-24 review by the Planning and Zoning Commission.
2. Great Neck Elementary School is a Community Facility as identified on the Community Facilities Map contained in the 2012 Plan of Conservation and Development (pg. 67)
3. The demolition of the structures on this parcel in preparation for a site plan development integrated with the Great Neck School is consistent with the stated goal in the 2012 Plan of Conservation and Development, Community Facilities chapter to "*Provide adequate services and facilities to meet community needs.*" (pg. 66)
4. The demolition of structures on this parcel is consistent with the 2012 Plan of Conservation and Development, Community Facilities chapter listed Task to "*Monitor and Adapt to Changing Community Facility Needs*". (pg. 67)

Proposed Motion:

To approve Planning and Zoning CGS §8-24 Application #PL-25-2 for the demolition of the

structures located on the parcel known as 8 Goshen Road by adopting the findings 1 thru 4 of the staff report and to find that the proposal is consistent with the Town of Waterford 2012 Plan of Preservation Conservation and Development.



SUPPORT

Community Facilities

GOAL

Provide adequate services and facilities to meet community needs.

A Plan of Preservation, Conservation and Development reviews the physical aspects of community services (such as education, public works, public safety, social, and recreation) to ensure that they are appropriately located and sized to meet community needs. These services and facilities contribute to Waterford's character and quality of life.

Since the 1998 Plan, Waterford has undertaken a school consolidation and modernization program, built a community center, and upgraded some buildings and systems to meet community needs.

In the survey, residents indicated that they were very satisfied with quality and quantity of the following Town services:

<i>Service</i>	<i>Good And Very Good</i>	<i>Not Sure / Don't Know</i>	<i>Poor And Very Poor</i>
Fire services	93%	5%	2%
Schools	82%	12%	6%
Park/recreation facilities such as fields	80%	8%	12%
Park/recreation activities such as classes or programs	78%	11%	11%

Town Hall



Community Center



A. Monitor And Adapt To Changing Community Facility Needs

Overall, people are living longer and healthier lives and the increasing portion of the population in older age groups will affect the services communities provide. Waterford actually preceded this broader trend (perhaps due to the fiscal benefits of Millstone) and is in the process of adapting to this new reality.

Waterford will continue to configure its community services and facilities to meet the needs of the community of the future rather than for what has been done in the past. This may include more senior housing, more social services, different types of transportation, and program activities for older residents.

See the "Implementation Element" of the Waterford Plan of Preservation, Conservation and Development for information on tasks and actions currently programmed for implementation of these Community Facility strategies.

