

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: June 25, 2024

TITLE: Staff Report: Modified Site Plan PL-24-7
Multi Family Development
Ivy Hill Village
48 Great Neck Road

EXECUTIVE SUMMARY

The proposal as submitted is to modify a previously approved site plan (PL-22-17) for a 40-unit multifamily common interest community located at 48 Great Neck Road. The previously approved site plan consisted of 40 units comprised of 20 single family detached dwellings and 10 duplex attached dwellings with 2 units per duplex. The current modified site plan consists of 40 total units comprised of 32 single family detached dwellings and 4 duplex attached dwellings with 2 units per duplex. The previously approved site plan (PL-22-17) designated 2 of the duplexes (4 units) as affordable as defined by CT General Statute 8-30g. This modified site plan application does not change the original affordable unit designations previously approved by the Commission. The property is located within the PDD-2 (Planned Design District 2) Zone District. Recreational amenities reserved for the exclusive use of the residents of Ivy Hill Village include an open Post and Beam Recreation Pavilion Building as well as a six-foot-wide wood chip walking trail. The property contains 11.3 acres. There are currently 13 single family detached dwellings either completed or under construction. In accordance with Section 19 of the Zoning Regulations, a modified Master Design Plan was reviewed and approved by the Commission on April 30, 2024 through application PL-24-6. The modified Master Design Plan indicated revised building footprints and locations from what was previously approved and also included building envelope areas for the buildings yet to be constructed. There are 2.25 acres of wetlands on the site. The Waterford Conservation Commission approved inland wetland permit #C-22-7 with conditions for regulated inland wetland activities associated with the project.

The proposed road and all utility infrastructure will remain privately owned and maintained as in the original site plan approval. A Conservation Easement, which was required as part of the original site plan application was approved by the Board of Selectmen.

BACKGROUND

Pertinent Regulations

CGS 8-3(g)

Permitted Use within the District: PDD-2

Section 30.2.1- The following shall be permitted uses subject to Site Plan Approval:

Section 30.2.1(b) - Multi-family residential.

Section 30.2.1(c) - Accessory Uses as defined in Section 1 of the Zoning Regulations.

Section 30.2.1(d) -A minimum of 10% of all housing units shall meet current local affordability guidelines and requirements. Affordable housing units shall be evenly distributed throughout the development and also be evenly distributed among all housing types provided.

Section 18 - Multi Family Development

Section 22 - Site Plans

Section 25.6 – Stormwater Management and Low Impact Development Standards

DISCUSSION

The applicant proposes a modification to the original approved site plan for Ivy Hill Village. The modified site plan proposes to maintain the original total number of dwelling units at 40 with a change to the mix of single family and duplex dwellings. The original site plan (PL-22-17) included 20 single family dwellings and 10 duplex dwellings. The current proposal includes 32 single family dwellings and 4 duplex dwellings. The proposed locations of the dwellings are also modified from the original approval. The change to the proposed building locations and the addition of proposed building envelope areas for each building has been added to the modified site plan. Inland Wetlands permit C-22-7 was issued for the original site plan September 8, 2022. The modifications proposed in this application have been reviewed and found to be consistent with the existing Inland Wetland Permit.

The modification to the site plan as presented will maintain the designated four units as affordable housing units as defined by CGS 8-30g. The four units represent 10% of the total number of dwelling units within Ivy Hill Village as required by Section 30.2.1(d) of the Waterford Zoning Regulations. The Affordable Housing Plan submitted by the applicant for the original site plan application had been reviewed by Town Counsel and found to be acceptable.

The designation of the private roadway serving Ivy Hill Village as well as the water, sewer and stormwater drainage utility infrastructure shall continue to be held in private ownership by the Common Interest Community and will continue to be permanently set aside in such a manner as to relieve the Town from ever having to own or maintain such road and utility infrastructure.

The operation and maintenance of the stormwater treatment system shall continue to be the responsibility of the Homeowners Association as conditioned on the previously approved site plan.

The Conservation Easement Areas over the wetlands and adjacent un-disturbed upland areas bordering the wetlands had been approved by the Waterford Board of Selectmen on October 3, 2023.

RECOMMENDED ACTION

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

Findings:

1. The parcel is located within the PDD-2 Zoning District as identified on the most recently adopted Zone District Map
2. The project is a multi family development which is a permitted use within the PDD-2 Zone District.
3. The Site Plan as submitted substantially conforms to the Modified Master Design Plan for Ivy Hill Village as approved by the Commission in accordance with Permit PL-24-6 and Section 19 of the Waterford Zoning Regulations.
4. The project is consistent with Section 30.2.1(d) of the Waterford Zoning Regulations in that 10% of the total number of dwelling units within Ivy Hill Village are designated as affordable housing units as defined by CGS 8-30g.
5. The proposed modifications to the previously approved site plan PL-22-17 have been found to be consistent with Inland Wetland Permit# C-22-7 for regulated inland wetland activities.
6. The site plan conforms to Section 22 of the Town of Waterford Zoning Regulations.

and that the Commission approve the proposal with the following conditions:

1. The road serving Ivy Hill Village as well as the water, sewer and stormwater drainage utility infrastructure located within the parcel known as 48 Great Neck Road shall continue to be held in private ownership by the Common Interest Community and shall be permanently set aside in such a manner as to relieve the Town from ever having to own or maintain such road and utility infrastructure.
2. The operation and maintenance of the stormwater treatment system shall continue to be the responsibility of the Homeowners Association.
3. An annual inspection and maintenance report shall be submitted to the Planning Office by the responsible party once per year documenting that the stormwater management components have been properly maintained and are functioning as designed.
4. All conditions of approval for Inland Wetland Permit #C-22-7 shall be incorporated into this decision as if fully set forth herein.

Proposed Motion:

To approve with conditions, Ivy Hill Village Multi-Family Development modified site plan Application #PL-24-7 for 48 Great Neck Road with conditions 1 thru 4 and adopt the findings 1 thru 6 of the staff report.