



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Mark Wujtewicz, Planner
DATE: January 23, 2024
TITLE: Staff Report: CGS 8-24
Application PL-24-1
Property Acquisition
8 Goshen Road

EXECUTIVE SUMMARY

In accordance with Connecticut General Statutes Sec 8-24, the above application is forwarded to the Planning and Zoning Commission regarding the potential acquisition of a property with an address of 8 Goshen Road. In accordance with the above statute, prior to the legislative body of the Town taking action on acquiring this property, an action by the Planning and Zoning Commission is required in order to determine whether the acquisition of the property would be consistent with stated goals and policies of the 2012 Plan of Conservation and Development (POCD).

The 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

The intended purpose for the acquisition of this property is to provide for additional property to be incorporated into the Great Neck School parcel. The parcel is currently being offered for sale and is surrounded by the Great Neck School parcel on all three sides with the front of the property along Goshen Road. An adjacent parcel to the west formerly known as 12 Goshen Road was also acquired by the Town in September of 2003 through the CGS 8-24 process. The addition of the parcel in 2003 was found to be consistent with the 1998 Plan of Conservation and Development.

All Town facilities are currently undergoing an evaluation and implementation of enhanced security infrastructure improvements. The Town schools have been scheduled as a priority to implementing security and safety measures. The acquisition and incorporation of this parcel into the school property will enhance the security measures contemplated by eliminating a separate private use of the property adjacent and surrounded by the school property. The acquisition of the parcel will also enhance and provide opportunity to improve traffic circulation and parking for the school.. A stated goal of the Community Facilities Section of the 2012 POCD is to *“Provide adequate services and facilities to meet community needs”* and to *Monitor and Adapt to Changing Community Facility Needs*. The addition of the parcel currently under consideration would be consistent with the stated goal and policies of the Community Facilities Section in that the parcel will provide for additional buffer for implementation of school security plans and improvement to the parking and traffic circulation at the school.

If the Commission finds that the acquisition of the parcel is consistent with the above stated goals of the 2012 Plan of Development, this action will then be forwarded to the legislative body of the Town for further action.

RECOMMENDED ACTION

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

Findings:

1. That the proposed acquisition of 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 addition of this parcel 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 addition of this parcel is consistent with the 2012 Plan of Conservation and Development, Community Facilities chapter Section A. Monitor and Adapt to Changing Community Facility Needs. (pg. 67)

Proposed Motion:

To approve Planning and Zoning CGS §8-24 Application #PL-24-1 for the acquisition of 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.

