

4. APPLICATION REVIEW

#PL-23-1 – Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to sell town-owned property located at 1 Hamel Court.

M. Wujtewicz reviewed the staff report and the proposed findings with the Commission.

The Commission reviewed the email from T. Bleasdale regarding the consideration of using this property to create affordable housing. G. Massad commented that the points of consideration that were raised in T. Bleasdale's email were legitimate and valid. It was the consensus of the Commission that they should be considered in a larger context going forward for when the Town establishes a formal process in establishing and managing affordable housing units.

The Commission agreed and made the following findings relative to Application PL-23-1:

1. The proposed disposal of municipal property is a Municipal Improvement that qualifies for a CGS §8-24 review by the Planning and Zoning Commission.
2. The disposal of property known as 1 Hamel Court is supported by the 2012 Plan of Preservation Conservation and Development in that the parcel is not included in any existing or proposed Open Space/Greenbelt/Trail System and therefore would not contribute to the Town's open space and greenbelt system as identified on the Open Space Plan.
3. *The parcel's non-conforming status and location makes it inadequate to provide for services and facilities to meet community needs.*

MOTION: Motion made by B. Chenard, seconded by T. Conderino, to approve Planning and Zoning CGS §8-24 Application #PL-23-1 to dispose for sale of a Town owned parcel known as 1 Hamel Court by adopting the findings 1 thru 3 of the staff report and to find that the proposal is consistent with the Town of Waterford 2012 Plan of Preservation Conservation and Development.

VOTE: 5-0

5. ADMINISTRATIVE REVIEW

Discussion of potential amendments regarding Accessory Dwelling Units

The Commission reached a consensus to move the discussion to the February 28, 2023 meeting, no further action was taken.

6. CORRESPONDENCE

No correspondence was received or discussed.

7. COMMISSION BUSINESS

A. Review of past months and ongoing projects

M. Wujtewicz updated the Commission on the progress ongoing projects.

B. Upcoming projects