



DEPARTMENT OF PLANNING AND DEVELOPMENT

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: May 28, 2024

TITLE: Staff Report: CGS 8-24 Application #PL-24-8
Caroline Court Road Acceptance

EXECUTIVE SUMMARY

This application is presented to the Planning and Zoning Commission in accordance with Section 8-24 of the CT General Statutes. The application is for the acceptance of a portion of a parcel for which approximately 300' of municipal sewer and other public improvements had been installed by the Town in the 1990's. As described in the letter from the Director of Utilities to the First Selectman, this portion of the property has been utilized as a Town road with the Town providing services to residents along this portion of the parcel.

BACKGROUND

Pertinent Regulations

CGS 8-24

Town of Waterford 2012 Plan of Preservation Conservation and Development

DISCUSSION

One of the roles of the Planning and Zoning Commission is to review requests that involve municipal improvements. In accordance with Connecticut General Statute Section 8-24:

"No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report..."

In this application, the acquisition of a portion of 7 Caroline Court for the purpose of a Town Road qualifies as a CGS 8-24 improvement subject to review by the Planning and Zoning Commission.

The Commission must also find that the acquisition is consistent with the Town's 2012 Plan of Preservation Conservation and Development, hereinafter the Plan. The acquisition of the portion of 7 Caroline Court as identified in the included survey will allow the Town to maintain and provide the required services consistent with the Transportation Section of the Plan by Maintaining The Roadway System We Currently Have. (Pg 69)

RECOMMENDED ACTION

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

Findings:

1. The proposed land to be acquired by the Town of Waterford is a Municipal Improvement that qualifies for a CGS 8-24 review by the Planning and Zoning Commission.
2. The acquisition for the purpose of formally establishing a public road known as Caroline Court is supported by the 2012 Plan of Preservation Conservation and Development. It is consistent with the Plan by allowing the Town to provide the required services for residents.

Proposed Motion

To approve Planning and Zoning CGS 8-24 Application #PL-24-8 for the acquisition of land for the purpose of providing public road known as Caroline Court by finding the proposal consistent with the Town of Waterford 2012 Plan of Preservation Conservation and Development and to adopt the findings 1 and 2 of the staff report.

A. Maintain The Roadway System We Have

It is important for Waterford to maintain the roadway system it has in place today. We will need to rely on this roadway system for years to come so it must be maintained in a way that allows it to serve its function. This includes pavement condition, drainage, safety improvements, capacity improvements, and other maintenance. It also includes access management (control over the number and placement of driveways in commercial areas) in order to preserve roadway capacity.

In the telephone survey, about two-thirds of participants generally felt that road conditions in Waterford were good or very good.

**Expressway
(Interstate 95 at Route 85)**



**Arterial Road
(Route 1 at Clark Lane)**



**Collector Road
(Vauxhall Street Extension at Greentree Drive)**



**Collector Road
(Great Neck Road at Lamphere/Braman)**

