

April 2, 2025

Mr. Paul Goldstein
Moderator, Representative Town Meeting
15 Rope Ferry Road
Waterford, CT 06385

RECEIVED FOR RECORD
WATERFORD, CT

2025 APR -2 A 10:04

ATTEST: 
TOWN CLERK

Moderator Goldstein,

At the February RTM meeting, representative Condon inquired as to the additional construction cost of the third fire apparatus bay of the newly designed Oswegatchie Fire Station. This question was forwarded to our project manager, Downes Construction, who based upon the drawings provided by SPA, estimated the cost. The following is what he concluded:

"Cost of the third bay as included in the current design. Knowing the end exterior wall is still needed for a two-bay garage etc. and things like plumbing for toilets rooms has no bearing on the third bay, what is the cost of the floor, foundation sections at the bay, roof structure, roofing and lighting/heating elements that make up the third bay?

Deduct \$409,791

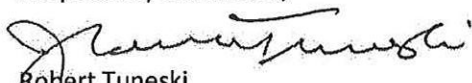
If the third bay was not included in the project now, what would it cost to add a third bay addition in ten years from now?

Predicting a cost per square foot for a project 10 years out is difficult to forecast so we prepared a high-level budget for an addition for which we assumed a 48% escalation and 6-month duration which added approximately \$200k in staffing alone. This includes demo of the existing end wall and underpinning to the existing foundation. We assumed salvaging and reusing the existing glass and storefront on the end wall. We also assumed that all the paving would be installed in the base project.

The range would be approximately \$1,500,000 on the low end to \$2,000,000 on the higher end.

In short, the cost to keep the bay in the project now consumes approximately \$410k of the overall project budget. To add later it would be approximately \$1.8 mil."

Respectfully Submitted,



Robert Tuneski
Chairman, Oswegatchie Fire Station Building Committee

Cc Dave Campo, Town Clerk

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

April 1, 2025

Robert Brule
First Selectman
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

RECEIVED FOR RECORD
WATERFORD, CT
2025 APR -1 P 3:18
ATTEST: *[Signature]*
TOWN CLERK

RE: Application #PL-25-3 439 & 441 Boston Post Road
Oswegatchie Fire House
Site Plan

Dear Mr. Brule:

At a meeting on March 25, 2025, the Town of Waterford Planning and Zoning Commission took the following action in regards to the above referenced application:

APPROVED WITH CONDITIONS:

#PL-25-3 – Request of the Town of Waterford, owner and applicant, for a site plan review and approval for a new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road, NBPO zone in accordance with sections 7a.2.3, 22 and 25.4 of the Zoning Regulations and as shown on plans titled "Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut, Site Plan/Design Review/Coastal Site Plan Application" dated revised 2/7/2025.

In order to comply with the records retention schedule required by the State of Connecticut you are required to file a signed site plan with the Waterford Town Clerk.

Please submit one mylar and 7 paper sets of the final plans for the Chairman's signature. After they are signed, you will then be required to file the mylar copy on the land records in the office of the Town Clerk.

If you have any questions, please don't hesitate to contact Mark Wujtewicz, Planner, at (860) 444-5813.

Sincerely,

[Signature of Katrina Kotfer]

Katrina Kotfer
Recording Secretary
Planning and Zoning Commission

Enclosure: Minutes
 Notice of Action

cc: Attorney Nicholas Kepple, Esq.
 Robert Tuneski, Chairman Oswegatchie Fire Station Building Committee
 Brian Phillips, PE., Langan

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

Waterford Planning and Zoning Commission Notice of Action

At a meeting held on March 25, 2025, the Waterford Planning and Zoning Commission took the following action –

Approved with Conditions #PL-25-3 – Request of the Town of Waterford, owner and applicant, for a site plan review and approval for a new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road, NBPO zone in accordance with sections 7a.2.3, 22 and 25.4 of the Zoning Regulations and as shown on plans titled “Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut, Site Plan/Design Review/Coastal Site Plan Application” dated revised 2/7/2025.

Dated at Waterford this 28th day of March, 2025.

Gregory Massad, Chairman
Waterford Planning & Zoning Commission

**PLANNING AND ZONING COMMISSION
MEETING M I N U T E S**

Planning & Zoning Commission
Town Hall

March 25, 2025
6:30 PM

Members Present: Karen Barnett, Tim Bleasdale, Tim Conderino
Members Absent: Chairman Greg Massad and Victor Ebersole
Alternates Present: Doris Crum
Alternates Absent: Joseph DiBuono
Staff Present: Jonathan Mullen, AICP, Planning Director, Mark Wujtewicz, Planner
and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

T. Bleasdale called the meeting to order at 6:30 PM. D. Crum was seated for G. Massad.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

MOTION: Motion made by K. Barnett, seconded by D. Crum, to approve the February 11, 2025 meeting minutes.

VOTE: 4-0

4. APPLICATION RECEIPT

#PL-25-4 Request of James Gerrish, Applicant and Peter VanArnam, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 163 Oswegatchie Road, R-40 Zone in accordance with Sections 5.1.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Zoning Location Survey, Prepared for James G. Gerrish for Property Located at 163 Oswegatchie Road Town of Waterford County of New London Connecticut"

APPLICATION WAS RECEIVED: 2/25/25

ACTION REQUIRED BY: 5/8/25

Staff noted that the application was received by the Commission at the cancelled February 25, 2025 meeting and will be reviewed by the Commission at a future meeting.

5. APPLICATION REVIEW

#PL-25-3 – Request of the Town of Waterford, owner and applicant, for a site plan review and approval for a new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road, NBPO zone in accordance with sections 7a.2.3, 22 and 25.4 of the Zoning Regulations and as shown on plans titled "Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut, Site Plan/Design Review/Coastal Site Plan Application" dated revised 2/7/2025.

ACTION REQUIRED BY: 4/16/25

Brian Phillips, PE., Langdon, Eric Kantor, Architect were present for the application.

B. Phillips gave an overview of the proposed new fire station. He noted that the two lots, 439 and 441 Boston Post Road will be merged into one lot. The subject area is surrounded by the R-

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WATERFORD, CT
2025 APR - 1 P 2:11 PM
ATTEST: [Signature]
TOWN CLERK

MOTION: Motion made by K. Barnett, seconded by D. Crum to approve with modifications and conditions, the Site Plan for the new Oswegatchie Fire House Facility application #PL-25-3 located at 439 & 441 Boston Post Road, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 6 of the staff report.

VOTE: 4-0

6. EXECUTIVE SESSION

Discussion of the following pending lawsuit entitled:
1721, LLC v. Waterford Planning and Zoning Commission;
Docket Number HHD-CV24-6195785-S

Jonathan Mullen, Planning Director, Mark Wujtewicz, Planner, Robert Avena, Esq., Town Attorney and Katrina Kotfer, Recording Secretary were invited in by the Commission to enter executive session.

MOTION: Motion made by K. Barnett, seconded by T. Conderino, to enter into executive session at 7:05 pm.

VOTE: 4-0

MOTION: Motion made by T. Conderino seconded by K. Barnett, to leave executive session at 7:50 pm with no votes taken.

VOTE: 4-0

7. ADMINISTRATIVE REVIEW

No action was taken.

8. CORRESPONDENCE

No correspondence was received.

9. COMMISSION BUSINESS

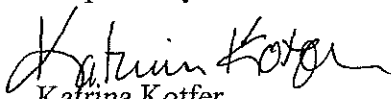
M. Wujtewicz gave a brief update on projects currently under construction.

10. ADJOURNMENT

MOTION: Motion made by D. Crum, seconded by T. Conderino to adjourn at 8:00 pm.

VOTE: 4-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

February 18, 2025

Robert Brule
First Selectman
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

RECEIVED FOR RECORD
WATERFORD, CT
2025 FEB 18 1 P 3:01
ATTEST: *[Signature]*
TOWN CLERK

RE: Application #PL-25-2 8 Goshen Road
Demolition of Single Family Dwelling

Dear Mr. Brule:

At a meeting on February 11, 2025, the Town of Waterford Planning and Zoning Commission took the following action in regards to the above referenced application:

APPROVED WITH CONDITIONS:

#PL-25-2 – Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to demolish single-family dwelling and accessory structures on property located at 8 Goshen Road.

This approval and meeting minutes constitute a report required under CGS 8-24 of the Connecticut General Statutes. A copy of this letter should be included with any request for funds or authorization for grant applications.

If you have any questions, please don't hesitate to contact Mark Wujtewicz, Planner, at (860) 444-5813.

Sincerely,

Katrina Kotfer
Recording Secretary
Planning and Zoning Commission

Enclosure: Minutes
 Notice of Action

cc: ✓ Paul Goldstein, RTM Moderator
 Attorney Nicholas Kepple, Esq.
 Jill Stevens, Utility Commission Director
 Gary Schneider, Public Works Director
 Thomas Giard, Superintendent of Schools

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

Waterford Planning and Zoning Commission Notice of Action

At a meeting held on February 11, 2025, the Waterford Planning and Zoning Commission took the following action –

Approved #PL-25-2 – Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to demolish single-family dwelling and accessory structures on property located at 8 Goshen Road.

Dated at Waterford this 13th day of February, 2025.

Gregory Massad, Chairman
Waterford Planning & Zoning Commission

**PLANNING AND ZONING COMMISSION
MEETING M I N U T E S**

Planning & Zoning Commission
Remote Access Only

February 11, 2025
6:30 PM

Members Present: Chairman Greg Massad, Karen Barnett, Tim Bleasdale, Tim Conderino, and Victor Ebersole
Alternates Present: Doris Crum
Alternates Absent: Joseph DiBuono
Staff Present: Mark Wujtewicz, Planner

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:30 PM. No alternates were seated.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by V. Ebersole to approve the January 14, 2025 meeting minutes.

VOTE: 5-0

3. APPLICATION RECEIPT

#PL-25-2 – Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to demolish single-family dwelling and accessory structures on property located at 8 Goshen Road.

ACTION REQUIRED BY: 3/13/2025

Application was received by the Commission and will be reviewed by the Commission this meeting.

#PL-25-3 – Request of the Town of Waterford, owner and applicant, for a site plan review and approval for a new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road, NBPO zone in accordance with sections 7a.2.3, 22 and 25.4 of the Zoning Regulations and as shown on plans titled “Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut, Site Plan/Design Review/Coastal Site Plan Application” dated revised 2/7/2025.

ACTION REQUIRED BY: 4/16/25

Application was received by the Commission and will be reviewed by the Commission at a future meeting.

4. APPLICATION REVIEW

#PL-25-2 – Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to demolish single-family dwelling and accessory structures on property located at 8 Goshen Road.

ACTION REQUIRED BY: 3/13/2025

M. Wujtewicz reviewed his prepared staff report with the Commission.

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WATERFORD, CT
2025 FEB 12 P 1:56
ATTEST: [Signature]
TOWN CLERK

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

January 21, 2025

Paul Goldstein, Moderator
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

RE: Application #PL-25-1 CGS 8-24
New Fire House Facility
439 & 441 Boston Post Road

RECEIVED FOR RECORD
WATERFORD, CT
2025 JAN 22 P 1:26
ATTEST: *Brian H. Langan*
TOWN CLERK

Dear Mr. Goldstein:

At a meeting on January 14, 2025, the Town of Waterford Planning and Zoning Commission took the following action in regards to the above referenced application:

APPROVED WITH CONDITIONS:

#PL-25-1 – Request of the Town of Waterford for municipal improvements in accordance with Connecticut General Statutes Section 8-24 for a new Fire House Facility located at 439 & 441 Boston Post Road.

This approval and meeting minutes constitute a report required under CGS 8-24 of the Connecticut General Statutes. A copy of this letter should be included with any request for funds or authorization for grant applications.

If you have any questions, please don't hesitate to contact Mark Wujtewicz, Planner, at (860) 444-5813.

Sincerely,

Katrina Kotfer
Katrina Kotfer
Recording Secretary
Planning and Zoning Commission

Enclosure: Minutes
Notice of Action

cc: Robert Brule, First Selectman
Kim Allen, Finance Director
Attorney Nicholas Kepple, Esq.
Steve Dubicki, Fire Marshal/Interim Fire Services Director
Robert Tuneski, Chairman Oswegatchie Fire Station Building Committee
Brian Phillips, PE., Langan

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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Waterford Planning and Zoning Commission Notice of Action

At a meeting held on January 14, 2025, the Waterford Planning and Zoning Commission took the following actions –

Approved with Conditions #PL-24-16 Request of Wal Mart Real Estate Business Trust, owner & applicant for a Site Plan /Special Permit approval for an expansion at 155 Waterford Parkway North, C-R zone, in accordance with Sections 9.1.2, 22 & 23 of the Zoning Regulations and as shown on plans entitled "Proposed Site Plan Documents for Walmart Store #0233-1000 proposed Pick Up and Signage/Striping Improvements and Building Expansion"

Approved #PL-25-1 – Request of the Town of Waterford for municipal improvements in accordance with Connecticut General Statutes Section 8-24 for a new Fire House Facility located at 439 & 441 Boston Post Road.

Dated at Waterford this 17th day of January, 2025.

Gregory Massad, Chairman
Waterford Planning & Zoning Commission
