

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

RECEIVED FOR RECORD
WATERFORD, CT

2025 AUG 25 1A 9:00

August 19, 2025

ATTEST: *Doris L. Crum* 6:30 PM
TOWN CLERK

Remote Access Only

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Due to technical difficulties K. Barnett called the meeting to order at 6:44 PM. D. Crum was seated for G. Massad and M. Elbaum was seated for T. Bleasdale.

2. APPROVAL OF MINUTES

MOTION: Motion made by D. Crum, seconded by M. Elbaum, to approve the July 22, 2025 meeting minutes.

VOTE: 4-0

3. APPLICATION RECEIPT

#PL-25-16 Request of Williams Memorial Institute, owner, for a Site Plan/Special Permit review and approval for Tennis and Pickleball courts on property located at 122 Bloomingdale Road, R-40 Zone in accordance with Sections 5.1.4, 5.2.1, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Athletic Complex Tennis and Pickleball Courts, 122 Bloomingdale Road, Waterford Connecticut, June 2025"

APPLICATION WAS RECIEVED:

8/5/2025

PUBLIC HEARING MUST OPEN BY:

10/9/2025

The application will be scheduled for a public hearing at a future date.

#PL-25-17 – Request of FC Real Estate, LLC, owner & River Valley Periodontics, applicant for a modified site plan for parking lot modifications at 742 Broad Street Ext, NB zone, in accordance with Sections 7.7 and 22 of the Zoning Regulations and as shown on plans entitled "Modification to Site Plan, Land of FC Real Estate, LLC, 742 Broad Street Ext – Route 85, Waterford, CT, Site Development Plans, Parking Lot Expansion", Revised June 20, 2025

ACTION REQUIRED BY:

10/23/2025

The application will be scheduled for review at a future date.

4. PUBLIC HEARING

#PL-25-12 – Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations Sections 1 Definitions, 3.41, 3.41.1, 3.41.2, 3.41.3 and 6.1.2 as they pertain to Agri-Tourism.

There was no discussion or testimony taken.

MOTION: Motion made by T. Conderino, seconded by D. Crum to continue the public

VOTE: hearing to the next meeting.
4-0

5. APPLICATION REVIEW

#PL-25-12 – Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations Sections 1 Definitions, 3.41, 3.41.1, 3.41.2, 3.41.3 and 6.1.2 as they pertain to Agri-Tourism.

No action was taken.

#PL-25-14 Request of Heather Randazzo, Owner and Applicant for a Site Plan review and approval for a new single family home on property located at 18 Cinderella Lane, R-20 Zone in accordance with Section 3.14 and 22 of the Zoning Regulations and as shown on plans entitled “18 Cinderella Lane, Waterford, Connecticut”

ACTION REQUIRED BY:

9/25/2025

Ryan Cheverie, LLS and David Randazzo were present for the application.

Mr. Cheverie reviewed with the Commission the existing and proposed conditions of the property. He noted that this project had received approval from the Inland Wetlands Commission. The property is considered a rear lot and is located on a private road. The property is an existing lot of record that wraps around 16 Cinderella Lane. The proposed dwelling will be serviced by a private well and onsite septic. There will be a covenant deed restriction placed on the property acknowledging that being a private road they will not receive or require the Town to provide services, excepting trash service which is allowed along this private road by Town Ordinance.

T. Conderino inquired as to whether residential sprinklers would be required. M. Wujtewicz stated that Zoning Regulations require residential sprinklers for Flag Lots only. This lot is not a flag lot so therefore sprinklers are not required.

K. Barnett asked if the garage can be located in front of the house. M. Wujtewicz replied that the garage can be located in the front of the house.

M. Wujtewicz reviewed the staff report with the Commission.

The Commission discussed the following findings:

1. The application is for a permitted use pursuant to Section 4.1.1 of the Waterford Zoning Regulations (One Family Dwelling).
2. The parcel is a Rear Lot as defined in the Waterford Zoning Regulations, Section 1-Definitions (Lot, Rear).
3. The application is for a single family development of a Rear Lot, which is subject to a Site Plan approval, pursuant to Section 3.14 of the Waterford Zoning Regulations.
4. The application meets the criteria for site plan approval for a rear lot development, pursuant to Section 3.14 of the Waterford Zoning Regulations, subject to condition 3.
5. The Waterford Conservation Commission issued Inland Wetland Permit# C-25-05 for regulated inland wetland activities.
6. The Waterford Conservation Commission issued a report of its action on application #C-25-

05 in accordance with CGS 8.3(g).

The Commission discussed the following conditions and modifications:

1. All conditions of approval for Inland Wetland Permit #C-25-05 shall be incorporated into this decision as if fully set forth herein.
2. Recommendation by the Town Attorney relative to form and substance of the restricted deed covenant in accordance with Section 3.14.10 of the Zoning Regulations prior to endorsement of the final plans.
3. The restricted deed covenant referenced in Condition 2 shall be filed on the land records at the time of filing the final plans.

MOTION: Motion made by T. Conderino, seconded by M. Elbaum to approve with modifications and conditions, the Site Plan for the single family rear lot development application #PL-25-14 located at 18 Cinderella Lane, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 6 of the staff report dated August 19, 2025.

VOTE: 4-0

#PL-25-15 Request of Mehak Realty, LLC, applicant and owner for modification of an existing site plan for property located at 118 Boston Post Road, C-G Zone, in accordance with Section 8.1.2 and 22 of the Zoning Regulations as shown on plans entitled "Site Plan Modification Proposed Convenience Store and Fueling Station" dated 7/18/25.

ACTION REQUIRED BY:

9/25/2025

Kyle Haubert, PE, CLA Engineers, Inc. was present for the application.

K. Haubert reviewed with the Commission that this project had been previously approved in January 2023 to redevelop an existing Hess gas station to a new Bestway fueling station and convenience store. During construction unexpected ledge was found on the site resulting in the underground fuel tanks to be moved 12 feet closer to the building. The relocation of the tanks resulted in the fuel dispensers and canopy also being relocated closer to the building. The relocation of the canopy and fuel pumps eliminated the previously approved parking in the front of the building. While the number of parking spaces remain as originally approved, this plan shows the new location of the parking spaces along with the relocated dumpster and modifications to landscaping.

K. Haubert stated that the trash pickup will be scheduled by the owner to occur after business operating hours in order to accommodate access to the dumpster.

M. Elbaum questioned if there will still be and ADA compliant parking space. K. Haubert noted there will be a van accessible parking space adjacent to the sidewalk.

T. Conderino asked about the ability of fuel delivery trucks to maneuver into position to deliver product as shown on the plan. K. Haubert stated that the location of the parking space adjacent to the front landscape buffer island would not impede the delivery truck access.

T. Conderino expressed concerns with visibility for cars backing out of parking spaces into the drive aisle and whether they would be encroaching into the fuel dispenser area as they back out. K. Haubert stated that the vehicles backing out of the parking spaces have adequate visibility and they

would not be interfering with those vehicles at the fuel dispensers.

D. Crum asked when the loading area will be used. K. Haubert stated that the owner will be scheduling deliveries at appropriate times to reduce any potential timing conflicts with customers.

K. Barnett asked for confirmation that the loading zone will not interfere with the handicapped parking space. K. Haubert indicated the location of the accessible space on the plans and that the loading space does not interfere with it.

M. Wujtewicz reviewed the staff report with Commission.

The Commission discussed the following findings:

1. The retail store with gasoline dispensing is a permitted use within the CG Zone District.
2. The original site plan was approved by the Commission through application PL-22-18 on January 10, 2023.
3. This proposal is a modification to the original approved site PL-22-18.
4. Variances were granted by the Zoning Board of Appeals through Application ZBA-22-5.
5. The variances granted through application ZBA-22-5 have been incorporated into this project site plan with a modification to the front yard setback for the canopy.
6. The relocation of the canopy resulted in an increase in the setback of the canopy from the front property line previously approved by variance.
7. A variance of the front yard setback for the canopy is not required as its new location reflects an increase in the setback than what was previously approved.
8. The site plan conforms to Section 22 of the Town of Waterford Zoning Regulations by incorporating the variances previously granted through ZBA-22-5.

The Commission discussed the following conditions and modifications:

1. A copy of the completed stormwater maintenance and inspection reports shall be provided to the Planning and Zoning Department on a continual basis.
2. All conditions and modifications associated with the previously Site Plan shall remain in full force and effect.

MOTION: Motion made by M. Elbaum, seconded by D. Crum approve with conditions Planning and Zoning Modified Site Plan Application #PL-25-15 for the New Convenience Store and Fueling Station located at 118 Boston Post Road with conditions 1 and 2 and to adopt the findings 1 thru 8 of the staff report dated August 19, 2025.

VOTE: 4-0

6. ADMINISTRATIVE REVIEW

No discussion occurred.

7. CORRESPONDENCE

No correspondence was received.

8. COMMISSION BUSINESS

M. Wujtewicz reviewed with the Commission the status of current and upcoming projects throughout town.

9. ADJOURNMENT

MOTION: Motion made by D. Crum, seconded by M. Elbaum to adjourn at 7:21pm.

VOTE: 4-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary