

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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WATERFORD, CT

2025 JUN 13 10:47

June 10, 2025

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

Remote Access Only

Members Present: Chairman Greg Massad, Karen Barnett Tim Bleasdale and Tim Conderino
Members Absent: Victor Ebersole
Alternates Present: Doris Crum and Michael Elbaum
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

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

2. APPROVAL OF MINUTES

MOTION: Motion made by D. Crum, seconded by T. Conderino, to approve the May 13, 2025 meeting minutes.

VOTE: 5-0

3. APPLICATION RECEIPT

#PL-25-11 – 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 207 Boston Post Road.

APPLICATION WAS RECEIVED:

5/27/2025

ACTION REQUIRED BY:

7/1/2025

G. Massad noted that the application was received on May 27, 2025.

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

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

#PL-25-13 Request of Covenant Park, LLC, owner, Robert Schacht, managing member, for a Special Permit review and approval for Agritourism Events on property located at 109 Huntsbrook Road, RU-120 Zone in accordance with Section 3.41, 22 and 23 of the Zoning Regulations and as shown on plans entitled “Event Plan, Prepared for Covenant Park, LLC for Hunts Brook Farm Fishery dated 5/21/25 last revision 5/30/25”

PUBLIC HEARING MUST OPEN BY:

8/14/25

This application was received after the agenda was posted but within the statutory time frame. The application will be scheduled for a public hearing for a future date.

4. APPLICATION REVIEW

#PL-25-11 – 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 207 Boston Post Road.

ACTION REQUIRED BY:

7/1/2025

M. Wujtewicz reviewed his staff memo with Commission. He noted that the property had been acquired by the Town of Waterford through a tax foreclosure.

The Commission discussed the following findings:

1. The proposed disposition of municipal property is a Municipal Improvement that qualifies for a CGS §8-24 review by the Planning and Zoning Commission.
2. The parcel's non-conforming status and location makes it inadequate to provide for services and facilities to meet community needs.
3. The disposition of property known as 207 Boston Post Road aka 1 Tiffany Avenue 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.
4. That residential properties acquired by the Town should be considered in a larger context going forward for when the Town implements a formal process in establishing and managing affordable housing units.

MOTION: Motion made by T. Bleasdale, seconded by T. Conderino to approve Planning and Zoning Connecticut General Statute §8-24 Application #PL-25-11 to dispose of a Town owned parcel known as 207 Boston Post Road aka 1 Tiffany Avenue by adopting the findings 1 thru 4 of the staff report dated June 10, 2025 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

J. Mullen shared with the Commission that he is leaving the Town for another position in the Town of Fairfield and that he has enjoyed his time with the Town. The Commission wished him well in his new endeavor.

6. CORRESPONDENCE

J. Mullen discussed with the Commission the notification letter from the First Selectman to the State Office of Policy and Management regarding the status of the Town's update to the Plan of Conservation and Development.

7. COMMISSION BUSINESS

M. Wujtewicz gave a brief status update on projects currently under construction and anticipated to be submitted to the Commission for review in the near future.

8. ADJOURNMENT

MOTION: Motion made by T. Conderino, seconded by K. Barnett to adjourn at 7:00 pm.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary