

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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.

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

The Commission made the following findings:

1. That the proposed demolition of the structures at 8 Goshen Road for municipal purposes qualifies for a CGS §8-24 review by the Planning and Zoning Commission.
2. Great Neck Elementary School is a Community Facility as identified on the Community Facilities Map contained in the 2012 Plan of Conservation and Development (pg. 67)
3. The demolition of the structures on this parcel in preparation for a site plan development integrated with the Great Neck School is consistent with the stated goal in the 2012 Plan of Conservation and Development, Community Facilities chapter to “*Provide adequate services and facilities to meet community needs.*” (pg. 66)
4. The demolition of structures on this parcel is consistent with the 2012 Plan of Conservation and Development, Community Facilities chapter listed Task to “*Monitor and Adapt to Changing Community Facility Needs*”. (pg. 67)

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett to approve Planning and Zoning CGS §8-24 Application #PL-25-2 for the demolition of the structures located on the parcel known as 8 Goshen Road by adopting the findings 1 thru 4 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

No action was taken.

6. CORRESPONDENCE

The memorandum dated January 22, 2025 from Jonathan Mullen, AICP Planning Director to the Board of Selectman, Planning and Zoning Commission and Conservation Commission RE:11 Clark Lane was inadvertently omitted from the Commissions packet. Staff will send copies of the memo to the Commission the next day.

7. COMMISSION BUSINESS

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

8. ADJOURNMENT

MOTION: Motion made by T. Bleasdale, seconded by T. Conderino to adjourn at 6:40 pm.

VOTE: 5-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary