

PLANNING AND ZONING COMMISSION
MEETING MINUTES

RECEIVED FOR RECORD
WATERFORD, CT

Planning & Zoning Commission
Board of Education Conference Room

2024 OCT 28 6:30 PM
October 22, 2024
6:30 PM

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

ATTEST: *[Signature]*
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:31 PM.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to approve the September 10, 2024 meeting minutes.

VOTE: 4-0

MOTION: Motion made by D. Crum, seconded T. Conderino, to approve the September 23, 2024 special meeting minutes.

VOTE: 4-0

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to approve the October 7, 2024 meeting minutes.

VOTE: 4-0

3. PLEDGE OF ALLEGIANCE

4. APPLICATION RECEIPT

No new applications were received.

Chairman Massad modified the agenda and moved Item 7 earlier in the meeting.

7. ADMINISTRATIVE REVIEW

Waterford Public Schools Safety Improvements

Joseph Mancini, Waterford Schools Director of Finance and Marc Balestracci, Chief of Police, were present for the discussion. Joseph Mancini and Chief Balestracci reviewed the safety modifications proposed at the schools with the Commission. It was noted that the proposed modifications received Connecticut General Statute 8-24 approval from the Commission. It was also noted that the modifications proposed do not qualify as a substantial and significant improvement to the school properties as determined by the Zoning Regulations and therefore do not require site plan approval from the Commission, however, staff noted that a zoning compliance permit would be required for the improvements.

5. PUBLIC HEARING

#PL-24-14 Request of 1721, LLC applicant and owner, for a Site Plan approval for a 24-unit multi-family community for property located at 430 Mohegan Avenue Parkway and 23B Old Norwich Road, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Roberts Village Drive, CGS 8-30g Affordable Housing, Site Development Plans for Conservation Commission Review, Revised 8/28/2024".

PUBLIC HEARING MUST CLOSE BY:

11/14/2024

G. Massad opened the public hearing at 6:41pm.

M. Wujtewicz, read the exhibit list, items 1-17 into the record.

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| EXHIBIT | Application Package |
| 1a | Application (19 pages) |
| 1b | Site Plan Entitled (Roberts Village Drive, CGS 8-30g Affordable Housing
Site Development Plans for Conservation Commission Review, Rev.8/28/24) |
| 1c | Affordability Plan |
| 1d | Drainage Report |
| 1e | Traffic Report |
| 1f | Transmittal Letter dated August 30, 2024 |
| EXHIBIT 2 - | Building Plans with Color Renderings (11 pages) |
| EXHIBIT 3 - | Drainage Report Executive Summary (4 pages) |
| EXHIBIT 4 - | Traffic Report Executive Summary (8 pages) |
| EXHIBIT 5 - | Report of Conservation Commission Action dated August 13, 2024 (5 pages)
with Inland Wetlands Permit #C-24-05 |
| EXHIBIT 6 - | Notice of Public Hearing to Applicant dated September 16, 2024 (4 pages) |
| EXHIBIT 7 - | Public Hearing Notice run in The Day newspaper October 8, 2024 and
October 15, 2024 |
| EXHIBIT 8 - | Certificates of Mailings dated October 8, 2024 with list and sample letter (8
pages) |
| EXHIBIT 9 - | Traffic Report Executive Summary Revised October 15, 2024 (19 pages) |
| EXHIBIT 10 - | Additional Certificates of Mailings dated October 9, 2024 and email (3
pages) |
| EXHIBIT 11 - | Site Plan Entitled (Roberts Village Drive, CGS 8-30g Affordable Housing
Site Development Plans for Planning and Zoning Commission Review,
Rev.10/8/24) |
| EXHIBIT 12 - | Staff Report dated October 22, 2024 |
| EXHIBIT 13 - | Memo from Maureen FitzGerald, Environmental Planner to Mark Wujtewicz,
Planner, Re: Review Comments |
| EXHIBIT 14 - | Email from Katie Dragon to Jonathan Mullen dated Monday, October 21, 2024 |
| EXHIBIT 15 - | Letter received October 22, 2024 from Lori Verzillo |
| EXHIBIT 16 - | Staff Report dated October 22, 2024, revised |
| EXHIBIT 17 - | Email from Christopher Hooper to Jonathan Mullen, Mark Wujtewicz and
Katrina Kotfer dated October 22, 2024 |

Present for the applicant were Attorney William Sweeney, TCORS, Joe Wren, PE, Indigo Land Design, LLC, Scott Hesketh, PE, Hesketh & Associates, and Dan Delgrosso, Principle, 1721, LLC.

Attorney Sweeney explained that his client is proposing a 24 unit common interest community residential development to be called Roberts Village, consisting of 4 duplex units and 16 single family dwellings. The site consists of 5.71 acres of vacant land that has frontage on Mohegan Avenue Parkway, Old Norwich Road and Roberts Court and will be accessed by a common private roadway extending into the property from Roberts Court. This project has been submitted under Connecticut General Statutes 8-30g. Eight of the units representing thirty percent of the total number of dwellings will be deed restricted affordable units as defined by the statute for a period of forty years. Four of those units will be rented to individuals earning up to 60% for the area median income with the remaining four units rented to individuals earning up to 80% of the area median income. The 16 single family dwellings are proposed to be sold at market rate. The project will be serviced by a private water and sewer system that will connect into the municipal system. Attorney Sweeney stated that the proposed project aligns with the Town's Plan of Conservation and Development and the Town's Affordable Housing Plan in that it provides for a variety of housing and also affordable housing. He stated this was a good infill development.

J. Wren reviewed the proposed project with the Commission. He stated that there will no on street parking and that the off street parking is provided in driveways, garages and visitor parking areas totaling 78 spaces. The private roadway is designed to allow for adequate maneuverability of emergency apparatus and will consist of approximately 800 feet as a looped road. Building envelopes have been shown on the plan and all buildings will be constructed within the building envelopes. This will provide for slight modifications to house locations as conditions warrant. All buildings are required to be constructed within the building envelope and that not buildings will be constructed closer than ten feet to an adjacent building. He reviewed the stormwater drainage system and noted that the Conservation had issued an inland wetlands permit for regulated activity within the one hundred foot upland review area. He stated that in his professional opinion there are no potential public health or safety issues with the proposal.

Scott Hesketh, PE reviewed with the commission the results of the traffic study submitted into the record. He reviewed the specific level of service ratings at key intersections. He also reviewed with the Commission the average daily counts and peak hour traffic loads that would be generated from Roberts Village. He stated that in his professional opinion there will be no negative traffic safety impacts.

Trash service will be provided through a private company. Individual receptacles will be provided for each residential unit with no common trash location.

The Commission took a brief 5 minute break.

Ursula Moreshead, 59 North Road, spoke regarding traffic impacts and environmental concerns. She submitted a letter into the record, exhibit 18.

Vivian Carr, 5 Roberts Court, spoke regarding her concerns with impacts to utilities and traffic concerns. She submitted two letters into the record, exhibit 19 and exhibit 20.

Lorenzina Secchiaroli, 486 Mohegan Avenue Parkway, spoke regarding her concerns with the potential impact on the environment and loss of open space.

Greg Magee, 8 Roberts Court, spoke regarding his concerns with using the Town's Right of Way and school busses.

Steven Cole, 5 Roberts Court chose not to speak and noted that his wife had submitted his written statement.

Theresa Foss, 10 Senkow Drive, spoke regarding her concerns on traffic impacts and if an environmental impact study was done. She submitted a letter into the record, exhibit 21.

Marin Moltz, 7 Roberts Court, spoke regarding the application.

Amy Arnold, 23 Old Norwich Road, expressed her concerns regarding the proposed walkway to Old Norwich Road.

Christopher Hooper, 4 Roberts Court, spoke regarding his concerns with traffic. He had submitted correspondence into the record, exhibit 17.

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to continue the public hearing to the November 12, 2024 meeting.

VOTE: 4-0

6. APPLICATION REVIEW

#PL-24-14 Request of 1721, LLC applicant and owner, for a Site Plan approval for a 24-unit multi-family community for property located at 430 Mohegan Avenue Parkway and 23B Old Norwich Road, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Roberts Village Drive, CGS 8-30g Affordable Housing, Site Development Plans for Conservation Commission Review, Revised 8/28/2024".

ACTION REQUIRED BY: 11/14/2024

The Public hearing was continued to November 12, 2024.

7. ADMINISTRATIVE REVIEW

Waterford School Safety Improvements.

This item was moved earlier on the agenda and discussed.

8. CORRESPONDENCE

No correspondence was received.

9. COMMISSION BUSINESS

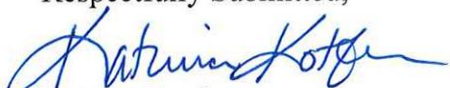
No discussion occurred.

10. ADJOURNMENT

MOTION: Motion made by K. Barnett, seconded by T. Conderino to adjourn at 9:41 pm.

VOTE: 4-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary