

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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WATERFORD, CT

2023 DEC 19 A 9:51
December 12, 2023

6:30 PM

ATTEST: *David L. Longo*
TOWN CLERK

Planning & Zoning Commission
Town Hall

Members Present: Chairman Greg Massad, Karen Barnett, Tim Bleasdale and Tim Conderino
Members Absent: Victor Ebersole
Alternates Present: Doris Crum
Alternates Absent: Bertrand Chenard and Joseph DiBuono
Staff Present: Jonathan Mullen, Planning Director, Mark Wujtewicz, Planner, Robert Avena, Esq., Town Attorney 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. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

MOTION: Motion made by D. Crum, seconded by T. Conderino, to approve the November 28, 2023 meeting minutes.

VOTE: 4-0-1 (T. Bleasdale did not attend meeting)

3A. APPLICATION RECEIPT

G. Massad modified the agenda to note a new application was received after the agenda was posted but within the statutory time frame. The application was received and will be scheduled for a public hearing.

#PL-23-16 – Request of Mondays, LLC, owner, 16-18 Boston Post Road Associates, LLC, owner and 7Hills Hospitality Group, LLC, applicant for a Site Plan/Special Permit approval for New Hotel at 16 & 18 Boston Post Road and 295 & 313 Willetts Avenue, C-G zone, in accordance with Sections 8.2.6 and 23 of the Zoning Regulations and as shown on plans entitled "Woodspring Suites, 295 & 313 Willetts Avenue, 16 & 18 Boston Post Road Waterford, CT December 5, 2023".

PUBLIC HEARING REQUIRED BY:

2/15/24

4. EXECUTIVE SESSION

Discussion of the following pending lawsuits entitled:

1. Kobyluck Brothers, LLC et. al., v. Town of Waterford Planning & Zoning Commission; Docket Number KNL-CV-12-6014470-S
2. Kobyluck Brothers, LLC, v. Town of Waterford Planning & Zoning Commission; Docket Number KNL-CV-12-6011799-S
3. Kobyluck Brothers, LLC et. al., v. Town of Waterford Planning & Zoning Commission; Docket Number KNL-CV-12-6014469-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 T. Bleasdale, seconded by T. Conderino, to enter into executive session at 6:35 pm.

VOTE: 5-0

MOTION: Motion made by T. Bleasdale seconded by T. Conderino, to leave executive session at 7:31 pm with no votes taken.

VOTE: 5-0

5. OTHER BUSINESS

J. Mullen reported that a draft of the POCD will be sent out to each Commissioner for their review.

6. ADJOURNMENT

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett to adjourn the meeting at 7:35 PM.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary