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2026 JUN 30 P 3:05

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

ATTEST: *Doris Crum*
JUN 23, 2026
6:30 PM

Remote Access Only

Members Present:	Chairman Greg Massad, Karen Barnett and Timothy Conderino
Members Absent:	Tim Bleasdale and Victor Ebersole, Jr.
Alternates Present:	Doris Crum and Michael Elbaum
Alternates Absent:	Joseph DiBuono
Staff Present:	Mark Wujtewicz, Planning Director, Eric Salmon, Planner, Cassandre Grote, Recording Secretary and Katrina Kotfer, Office Coordinator

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

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

2. APPROVAL OF MINUTES

MOTION: Motion made by D. Crum, seconded by M. Elbaum, to approve the May 12, 2026 meeting minutes.

VOTE: 5-0

3. APPLICATION RECEIPT

#PL-26-12 Request of Elizabeth Malerba, Owner and Applicant for a Coastal Site Plan review and approval for a new single family home on property located at 8 Race Rock Road VR-7.5 Zone in accordance with Sections 6A.4.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Plan Showing Property of Elizabeth Malerba et. al. 8 Race Rock Road, Waterford, Connecticut" dated May 2026.

ACTION REQUIRED BY:

8/27/2026

G. Massad modified the agenda to move deliberation of this application to be the next item of business.

5. APPLICATION REVIEW

#PL-26-12 Request of Elizabeth Malerba, Owner and Applicant for a Coastal Site Plan review and approval for a new single family home on property located at 8 Race Rock Road VR-7.5 Zone in accordance with Sections 6A.4.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Plan Showing Property of Elizabeth Malerba et. al. 8 Race Rock Road, Waterford, Connecticut" dated May 2026.

ACTION REQUIRED BY:

8/27/2026

Craig Caulkins of Caulkins Homes presented the application on behalf of the applicant. C. Caulkins noted that there had previously been a home on the site, which was demolished in 2014. C. Caulkins explained that this is a level lot with municipal water and sewer already on site, and the proposed cape-style home would fit in with the existing homes in the neighborhood, and emphasized that there would be minimal environmental impact.

The Commission reviewed the following conditions contained in the staff report:

1. Erosion and sedimentation control measures shall be installed prior to the commencement of construction and shall remain in place for the duration of the project until all disturbed areas have been permanently stabilized with vegetative cover or other approved stabilization measures.
2. The limits of clearing referenced in Land Disturbance Note 1 shall be clearly depicted on the final site plan prior to filing the approved plans on the Land Records.
3. No work authorized by this approval, including the stockpiling of materials as shown on the approved site plan, shall occur outside the limits of the installed silt fence or other approved erosion control measures.
4. An as-built survey prepared by a licensed land surveyor shall be submitted to and approved by the Zoning Official prior to the issuance of a Certificate of Zoning Compliance. The as-built survey shall demonstrate that all site improvements have been constructed in substantial conformance with the approved site plan.

MOTION: Motion made by K. Barnett, seconded by M. Elbaum to approve Site Plan CAM Application PL-26-12 located at 8 Race Rock Road with conditions 1 through 4 and to find that the project as approved with conditions is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts as shown in the written findings and conditions of the Staff Report dated June 23, 2026.

VOTE: 5-0

4. PUBLIC HEARING

#PL-26-11 Request of Mathon Fund I, Liquidating Trust, owner and applicant to change the Zone for a portion of the 188 acre parcel property located at 140 Waterford Parkway South from IP-1 (General Industrial Park) to I-MF (Industrial – Multi Family) and R-40 (Low Density Residential) in accordance with Section 28 of the Zoning Regulations and shown on plans entitled “Request for Zone Change 140 Waterford Parkway South Prepared for Mathon Fund I, Liquidating Trustee, Owner/Applicant Proposed Zone Change Plan” dated 5/5/26.

PUBLIC HEARING MUST OPEN BY: 7/16/2026

The public hearing opened at 6:42 pm.

Brandon Handfield, PE of Yantic River Consultants, James Sell of Mathon Fund I, and Joe Baskas Traffic Engineer of VHB were present for the application. M. Wujtewicz read the exhibit list, items 1- 10 into the record.

EXHIBIT 1 - Application

- 1a. Application (9 pages)
- 1b. Statement of Use (10 pages)
- 1c. Traffic Statement (13 pages)
- 1d. NDDDB Map
- 1e. Abutters Map and List
- 1f. Metes and Bounds

EXHIBIT 2 - Map: “Request for Zone Change 140 Waterford Parkway South Prepared for

Mathon Fund I, Liquidating Trustee, Owner/Applicant Proposed Zone Change Plan” dated 5/5/26 (2 pages)

EXHIBIT 3 - Notice of Public Hearing to Applicant dated May 27, 2026

EXHIBIT 4 - Public Hearing Notice run in The Day newspaper June 9, 2026 and June 16, 2026

EXHIBIT 5 - Application notice filed in the office of the Town Clerk

EXHIBIT 6 - Notice of Subdivision Expiration for Waterford Landing

EXHIBIT 7 - Community Structure Map Pg. 51 2012 POCD

EXHIBIT 8 - Staff Report dated May 22, 2026

EXHIBIT 9 - Certificates of Mailing

EXHIBIT 10 - NDDDB Filing dated February 20, 2026

B. Handfield presented the application on behalf of the owner/applicant. He reminded the Commission of a prior application for the same property presented March of 2025, which was denied due to concerns of potential maximum density. B. Handfield provided an orientation to the site plan, and briefly explained the revised proposal for the zoning of the parcel; 16.2 acres retained as IP-1, 98 acres rezoned to I-MF, and 74.6 acres rezoned to R-40. J. Balskas reviewed the traffic impact statement (Exhibit 1c) evaluating up to 750 residential units. The initial study indicates that the Cross Road/I-95 interchange can accommodate the generated traffic with only a minor increase in peak-hour volumes. B. Handfield continued by providing an overview of the site history, existing conditions, and the concept development layout.

G. Massad asked if any member of the public would like to speak for or against the application.

Wayne Olsen of Beechwood Drive inquired into the maximum capacity in the I-MF and R-40 zones, and if there would be improvements made to Waterford Parkway South.

Jordan Janas of Lancashire Court read a written statement, entered into the record as Exhibit 12, highlighting concerns regarding local wildlife in the wooded area of the property. In addition, he entered into the record a photo of a hawk taken on the property as Exhibit 11.

Nancy Olsen of Lancashire Court expressed concerns regarding extra traffic on Cross Road and requested that additional traffic studies be performed.

Laura Bastien of Devonshire Drive voiced concern with the environmental impact of the proposed development, and asked why a letter from DEEP was not included in the application materials.

Peter Olsen asked questions regarding the number of cars expected. He also inquired about plans for energy efficiency, citing concern with the Town utility resources.

B. Handfield addressed questions and comments posed by the public. Regarding maximum density, he referenced the zoning table included with the site plan noting that while 784 units would be permitted in the I-MF zoned area, only 600 units are planned. B. Handfield reiterated that the proposed plan includes approximately 42% of the site conserved as open space, including the Jordan Brook corridor and Nevins Brook area. He emphasized that environmental surveys are ongoing with four specialists on site, and those reports along with a detailed traffic study will be included with the site plan application, should the zone change move forward.

Additional public comments were received.

Wayne Olsen spoke again regarding his concerns with pedestrian traffic.

Nancy Olsen clarified that her traffic concerns are with Cross Road, not Waterford Parkway South.

Peter Olsen questioned the number of bedrooms in each unit, as that would affect the number of cars associated with the residential portion of the project.

Jordan Janas stated that he does not feel that this preliminary information is enough to make a decision.

G. Massad asked three times for additional public comments. No additional comments for or against the application were made.

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

VOTE: 5-0

The public hearing closed at 7:24 pm.

G. Massad disclosed that he is involved in an ongoing project with Yantic River Consultants, which will not influence his vote on the matter, and poses no conflict of interest.

The Commission reviewed the application, and deliberated. T. Conderino raised concerns about utility capacity, and questioned the practicality of the R-40 area given the cost of crossing Jordan Brook. He noted that the term “village” used in the presentation does not align with Waterford’s “Village Residential” district definition. He also suggested that sidewalk and pedestrian improvements along Waterford Parkway South be considered. K. Barnett voiced concern for the possibility of an additional 184 units above the 600 currently proposed for the I-MF zoned area. She also brought forward the unresolved ownership issue for Waterford Parkway South, and the current road conditions. M. Wujtewicz clarified that the RTM had authorized the Board of Selectmen to enter into a contract with the State of Connecticut to acquire Waterford Parkway South, however, no record exists of the Board completing that action. Staff will work with the Town attorney and Board of Selectmen to finalize the road transfer. He emphasized that OSTA may require traffic improvements, including signal timing and physical road changes or improvements, as part of any major traffic generator site plan approval. D. Crum spoke in favor of the concept plan, but expressed strong concern about traffic on Cross Road and Boston Post Road especially with the school bus routes. She questioned if this development would be affordable, to which M. Wujtewicz responded that this would be up to the developer, and while not required, would be encouraged by the town. G. Massad expressed strong support for the application and voiced concern for the as-of-right use possibilities as the property is currently zoned as IP-1. He stated that he agrees with the traffic concerns, but reminded the Commission that those concerns would be addressed under the Site Plan application for the development. T. Conderino noted that the Commission is working from the 2012 POCD, and felt the document to be outdated for guiding major decisions. M. Wujtewicz explained that the POCD has a 10 year lifecycle, and was amended in 2015, deeming it current through 2025. M. Wujtewicz provided assurance that the Commission will have full input on the new document, which is in progress. G. Massad noted that the new POCD would likely provide even more support for housing alternatives than the 2012 version.

MOTION: Motion made by M. Elbaum, seconded by G. Massad to approve Application PL-26-11 to amend the Zone Designation for property located at 140 Waterford Parkway South from IP-1 (General Industrial Park) to approximately 16.2 acres of IP-1 (General Industrial Park,) 98 acres of I-MF (Industrial Multi-Family,) and 74.6 acres of R-40 (Low Density Residential) as shown on Zone Change Plan, (Exhibit 2) and adopt Findings 1 through 6 of the Staff Report dated June 23, 2026, with an effective date of July 22, 2026.

VOTE: 2-3 - The motion failed to carry

6. ADMINISTRATIVE REVIEW

PL-25-20: 97 Spithead Road – Second and Final 90-Day Extension

MOTION: Motion made by K Barnett, seconded by D. Crum to approve a 90-day extension to record the subdivision mylars by October 10, 2026.

VOTE: 5-0

7. CORRESPONDENCE

No correspondence was received or discussed.

8. COMMISSION BUSINESS

M. Wujtecwicz reviewed with the Commission ongoing projects throughout town.

9. ADJOURNMENT

MOTION: Motion made by K. Barnett, seconded by D. Crum to adjourn at 8:09 pm.

VOTE: 5-0

Respectfully Submitted,



Cassandre Grote
Recording Secretary