

RECEIVED FOR RECORD
WATERFORD, CT

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

2026 SEP 29 A 10:05

Town Hall

September 22, 2026
ATTEST: *Doris Crum* 6:30 PM
TOWN CLERK

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:31 pm.
M. Elbaum was seated for T. Bleasdale.

2. APPROVAL OF MINUTES

MOTION: Motion made by M. Elbaum, seconded by T. Conderino, to approve the July 28, 2026 meeting minutes.

VOTE: 4 – 0

3. APPLICATION RECEIPT

No new applications to receive.

4. APPLICATION REVIEW

#PL-26-14 Request of Drive Thru Brew Waterford LLC, applicant, for a site plan review and approval for development of a 510-square-foot drive-through-only coffee shop with 250-square-foot detached cooler on property located at 117 Boston Post Road, C-G Zone in accordance with Section 8.1.4 & 22 of the Zoning Regulations and as shown on plans entitled "Site Plan Set DTB Waterford LLC Proposed 7Brew Coffee Shop."

APPLICATION WAS RECEIVED

8/11/2026

ACTION REQUIRED BY:

10/15/2026

James Vagell of Stonefield Engineering & Design presented the application on behalf of the applicant. J. Vagell provided an overview of the 7Brew brand and business model, the existing site, and the proposed building, drive through lanes, landscaping and architecture. T. Conderino posed questions regarding lighting and climate considerations. J. Vagell explained that the plan is to use the existing parking lot lighting and have additional under-canopy lighting. Regarding inclement weather, including cold temperatures, J. Vagell explained that the mid-west 7Brew locations provide a variety of options such as heated vests and gloves, plastic "bubble" enclosures and outdoor heaters for the employees, and noted that these options will be made available to the Connecticut employees as well. K. Barnett inquired into the payment methods that would be accepted, considering the short average transaction time expected. J. Vagell explained that cash, card, and digital payments are all utilized at 7Brew locations. In addition, J. Vagell noted that snow removal will be handled as it is currently, and all deliveries and trash

collection will happen during off-peak hours. The Commission discussed possible ways to shield the dumpster from public view.

MOTION: Motion made by K. Barnett, seconded by M. Elbaum to approve Application PL-26-14 for Site Plan approval for the proposed 7Brew Coffee Shop located at 117 Boston Post Road, as shown on plans submitted by Stonefield Engineering and Design, and adopt Findings 1 through 9 of the Staff Report dated August 25, 2026.

Motion made by G. Massad, seconded by T. Conderino to amend the motion to include the following conditions:

- The personnel doorway within the dumpster enclosure shall be further shielded from public view by extension of an exterior wall and plantings in order to provide complete screening.
- One trash receptacle per drive-through lane shall be added for customer convenience.

VOTE: 4 – 0

6. ADMINISTRATIVE REVIEW

Nothing to review at this time.

7. CORRESPONDENCE

No correspondence was received or discussed.

8. COMMISSION BUSINESS

M. Wujtecicz outlined the review process for implementation of the new Draft Plan of Conservation and Development (POCD,) which includes the gathering of feedback from outside agencies, a public hearing, and the respective timelines. There was limited discussion of the draft POCD previously provided to the Commission. The Commission decided to continue the discussion at the next meeting in order to accommodate those members that were unable to attend this meeting, and to allow time for commissioners to share comments.

M. Wujtecicz provided an update on both ongoing and upcoming projects.

9. ADJOURNMENT

MOTION: Motion made by T. Conderino, seconded by K. Barnett to adjourn at 7:37 pm.

VOTE: 4 – 0

Respectfully Submitted,



Cassandre Grote
Recording Secretary