

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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2023 DEC -5 A 10:40

Planning & Zoning Commission
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November 28, 2023

6:30 PM

ATTEST: *Doris Crum*
TOWN CLERK

Members Present: Chairman Greg Massad, Karen Barnett, Tim Conderino
Members Absent: Tim Bleasdale and Victor Ebersole
Alternates Present: Doris Crum
Alternates Absent: Bertrand Chenard and Joseph DiBuono
Staff Present: Jonathan Mullen, Planning Director, Mark Wujtewicz, Planner, 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 T. Bleasdale.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to approve the November 14, 2023 meeting minutes.

VOTE: 4-0

3. APPLICATION RECEIPT

No applications were received.

4. APPLICATION REVIEW

#PL-23-15 Request of David & Cynthia Yanaros, Applicant and Owner for a Coastal Site Plan review and approval for a new single family home on property located at 224 Niantic River Road, R-40 Zone in accordance with Sections 5.1.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Zoning Location Survey, Property Of Cynthia Yanaros and David E Yanaros for Property Located at 224 Niantic River Road Town of Waterford County of New London Connecticut"

ACTION REQUIRED BY:

1/18/24

James Bernardo, Land Surveyor, reviewed the application with the Commission. He noted that the property is a pre-existing non-conforming lot of record and the property owners are looking for their new home to be completely located within the property setbacks. The property owners are still discussing moving their existing home or tear down and rebuild. J. Bernardo reviewed the special flood hazard area and reviewed the coastal resources with the Commission.

M. Wujtewicz reviewed with the Commission the revised staff report and a memo regarding the ability to construct a single-family dwelling on a nonconforming lot.

The Commission discussed the following conditions:

1. Erosion control measures during construction shall be installed and remain on site for the duration of the project and until the establishment of vegetative cover on disturbed areas.

2. The plans shall be revised to include stone armoring at the roof gutter footing drain discharge. This shall be shown on the final plans prior to filing on the land records
3. No work covered by this permit including the stockpiling of materials shall be conducted outside of the proposed silt fence.
4. An as-built survey shall be submitted and approved by the Zoning Official prior to issuance of a Certificate of Zoning Compliance. This requirement is to verify that all improvements have been constructed in accordance with the approved site plan.
5. The location of the single-family dwelling shall be in conformance with the Zoning Regulations.

MOTION: Motion made by G. Massad, seconded by T. Conderino, to approve with modifications & conditions Site Plan CAM Application PL-23-15 at 224 Niantic River Road with conditions 1 thru 5 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.

VOTE: 4-0

5. PRE-APPLICATION REVIEW

Attorney William Sweeney, Ellen Bartlett, PE and Renata Somers reviewed with the Commission a potential 122 room extended stay hotel branded "Woodsprings Suites" potentially located on Boston Post Road and Willetts Avenue Ext. Attorney Sweeney noted they will be returning to the Commission with a formal site plan and special permit application.

6. ADMINISTRATIVE REVIEW

No action was taken.

7. CORRESPONDENCE

No correspondence was received.

8. COMMISSION BUSINESS

M. Wujtewicz reviewed with the Commission current and upcoming projects.

9. ADJOURNMENT

MOTION: Motion made by T. Conderino, seconded by D. Crum to adjourn the meeting at 7:39 PM.

VOTE: 4-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary