

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Planning & Zoning Commission
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RECEIVED FOR RECORD
WATERFORD, CT

October 24, 2023
2023 OCT 27 AM 10:40
6:30 PM

Members Present: Chairman Greg Massad, Karen Barnett, Tim Bleasdale and Tim Conderino
Members Absent: Victor Ebersole
Alternates Present: Bertrand Chenard and Doris Crum
Alternates Absent: 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 6:33 PM. B. Chenard was seated for V. Ebersole.

2. APPROVAL OF MINUTES

MOTION: Motion made by B. Chenard, seconded by T. Bleasdale, to approve the October 10, 2023 meeting minutes.

VOTE: 4-0-1 (G. Massad did not attend meeting)

3. APPLICATION RECEIPT

#PL-23-13 – Request of the Town of Waterford for municipal improvements in accordance with Section 8-24 of the Connecticut General Statutes for Modifications to the Waterford Community Park Master Plan.

ACTION REQUIRED BY: 11/28/23

The review of this application is scheduled for later in the agenda.

#PL-23-14 Town of Waterford, Applicant and Owner for site plan approval for park improvements for property located at 174 & 184 Boston Post Road and 15, 35 and 49 Rope Ferry Road, C-T Zone in accordance with Sections 10.2.5 and 22 of the Zoning Regulations and as shown on plans entitled "Waterford Civic Triangle Universal Access & Pond Improvements"

ACTION REQUIRED BY: 12/28/23

The review of this application is scheduled for later in the agenda.

4. APPLICATION REVIEW

#PL-23-13 – Request of the Town of Waterford for municipal improvements in accordance with Section 8-24 of the Connecticut General Statutes for Modifications to the Waterford Community Park Master Plan.

ACTION REQUIRED BY: 11/28/23

Chad Frost, L.A. of Kent + Frost and Miriam Furey-Wagner, Chair of the Waterford Town Center Development Ad-Hoc Committee reviewed with the Commission the changes that are proposed from the approved 2021 Master Plan Waterford Community Park. C. Frost highlighted the addition of two pickleball courts, a new access drive from Rope Ferry Road to the Recreation and Parks Maintenance Building and the accessible pedestrian entry from Rope Ferry Road. The installation of street trees on the and the relocation of the stonewall along Rope Ferry Road from the previous plan has been eliminated due to budget constraints. He noted all other elements are to stay in place.

K. Barnett voiced concerns with the removal of the fencing for the softball field. She questioned if there will be benches installed, any lighting installed and if the previously proposed food truck area will still be there. She asked if the Park and Rec maintenance shed could be relocated off-site or to another location on the property. She expressed displeasure that the street trees have been eliminated from the plan.

T. Bleasdale also voiced concerns with the removal of trees from the plan. C. Frost noted that the stonewall will be repaired in place but not relocated. T. Bleasdale noted he is not in favor of having the trees removed to provide for the potential view into the pond park area from Rope Ferry Road as opposed to the benefit of the people using the park.

T. Conderino questioned about the location of the proposed drive path near the Green Survival building. He questioned how there is money to add pickleball courts but no money to add street trees.

B. Chenard questioned the possibility of relocating the current maintenance building and possible screening options if to remain. He voiced concerns with taking down the fence, the loss of trees, lack of benches and concerns about the location of the pickleball courts.

D. Crum questioned as to whether ADA Accessibility is incorporated into the proposed improvements. C. Frost stated that all accessible requirements including ramps and grade of walkways meet all accessible requirements. D. Crum noted a lack of benches on the plan.

G. Massad voiced concerns that there is no Master Plan for the entire Civic Triangle area. He is in support of improvements to the area but wants it done correctly.

MOTION: Motion made by G. Massad, seconded by T. Bleasdale, to deny the request for municipal improvements in accordance with Section 8-24 of the Connecticut General Statutes for Modifications to the Waterford Community Park Master Plan.

VOTE: 5-0

#PL-23-14 Town of Waterford, Applicant and Owner for site plan approval for park improvements for property located at 174 & 184 Boston Post Road and 15, 35 and 49 Rope Ferry Road, C-T Zone in accordance with Sections 10.2.5 and 22 of the Zoning Regulations and as shown on plans entitled "Waterford Civic Triangle Universal Access & Pond Improvements"
ACTION REQUIRED BY: 12/28/23

No action was taken.

5. ADMINISTRATIVE REVIEW

The Commission reviewed and discussed the proposed 2024 Planning and Zoning Commission meeting schedule.

6. CORRESPONDENCE

G. Massad noted that a letter was received from Paul Goldstein, RTM Moderator on behalf of the Public Health, Recreation and Environment Standing Committee's suggestion that the Planning and Zoning Commission take into consideration potential revisions to the Special Permit requirements related to outdoor dining applications with music.

7. COMMISSION BUSINESS

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

The Commission briefly discussed the municipal commissioner training opportunities.

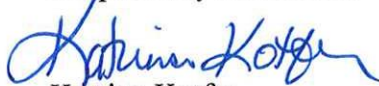
J. Mullen informed the Commission that the consultant is working on the chapters of the POCD and that he will provide further updates for review at a December meeting.

8. ADJOURNMENT

MOTION: Motion made by G. Massad, seconded by B. Chenard, to adjourn the meeting at 7:40 PM.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary