

MINUTES

RECEIVED FOR RECORD
WATERFORD, CT

2020 MAR -2 AM 8:53

Planning & Zoning Commission
Waterford Town Hall

February 24, 2020
6:30 PM

Members Present: J. Bunkley, J. Bashaw, J. DiBuono, T. Bleasdale, G. Massad (6:34)
Alternates Present: K. Barnett
Staff Present: A. Piersall, Planning Director; M. Wujtewicz, Planner; D. Choisy,
Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Bunkley called the meeting to order at 6:30. K. Barnett was appointed to sit for G. Massad.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to approve the minutes of the February 10, 2020 meeting as written.

VOTE: 5-0

(G. Massad arrived at 6:34, and K. Barnett was unseated)

3. RECEIPT OF APPLICATIONS

#PL-20-6 – Request of Manly Church, owner and applicant, for Coastal Site Plan review and approval in accordance with Section 25.4 of the Zoning Regulations for construction of a new single family home at 26 Jordan Cove Road, R-20 Zone, and as shown on plans titled “Exist Conditions Site Plan Church Residence”.

M. Wujtewicz stated that this application was in order for receipt, and will be scheduled for the Commission’s review at a future meeting.

M. Wujtewicz stated that the following application was received after the agenda was posted, but within the statutory time frame for formal receipt by the Commission.

#PL-20-2 – Request of Walter John Senkow, owner, Yost Manufacturing and Supply, applicant for site plan approval to locate a manufacturing/warehouse building at 994 Hartford Turnpike, I-G zone, in accordance with Sections 11.1.5, 11.1.11 and 22 of the Zoning Regulations and as shown on plans entitled "Yost Family Realty LLC Yost Manufacturing and Supply, Inc." dated February 11, 2020.

4. APPLICATION REVIEW

#PL-19-19 – Request of Memle Properties LLC, owner and applicant for site plan approval to locate a professional office building at 114 Cross Road, I-C zone, in accordance with Sections 12.1.12 and 22 of the Zoning Regulations and as shown on plans entitled "Site Plan prepared for Memle Properties, LLC," dated December 9, 2019, revised to 2/5/20.

Project Engineer Joe Wren of Indigo Land Design stated that the applicant is proposing to construct a 6,313 square foot 1-story professional building on the site, install a paved driveway and parking area, construct a stormwater management basin and implement other best management practices, connect to public utilities within the road and other associated improvements. There will be 2 offices in the proposed building. The Fire Marshal has reviewed and approved the turning radius at

the turn-around. J. Bashaw asked if there will be "No Parking" signs installed in the turn-around. J. Wren stated that they can install "No Parking" signs.

Landscape Architect Brian Kent reviewed the landscape & lighting plans.

Applicant Milos Janicek stated that his practice will use one of the offices which will be the majority of the space, and the other space will be rented out. There is no proposed tenant at this time.

Architect Eric LaChapelle reviewed the building design.

M. Wujtewicz reviewed the Staff Report dated February 24, 2020. He noted that the Design Review Board had reviewed the proposal earlier in the evening, and forwarded a positive report with the recommendation that the applicant consider modifying the windows in the front of the building to match the windows on the side of the proposed building.

MOTION: Motion made by J. Bashaw, seconded by G. Massad, to find that:

1. The application is for a use permitted subject to Site Plan approval, pursuant to Section 12.1.12 of the Waterford Zoning Regulations.
2. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to conditions 1 thru 4.
3. This application has been reviewed by the Town of Waterford Design Review Board in accordance with Section 22b of the Waterford Zoning Regulations and which Board submits a positive report to the Planning and Zoning Commission with recommendations.

And to approve Application #PL-19-19, Professional Office Building to be constructed at 114 Cross Road with the following conditions:

1. That an operation and maintenance plan/schedule for stormwater be submitted, reviewed and approved by Staff prior to filing the final plans on the land records.
2. Any changes to the planting plan submitted shall be approved by Staff prior to implementation in the field.
3. Any use proposed for the tenant suite shall be reviewed and approved by the Zoning Official through the issuance of a Zoning Compliance permit in order to verify the use is compliant with the Zoning Regulations. This shall be noted on the site plan prior to filing on the land records.
4. Based upon recommendation of the Design Review Board, the applicant shall consider modifying the window design on the front of the building to match the design of the windows proposed on the sides of the building.

VOTE: 5-0

5. PRE-APPLICATION REVIEW

Pre-application review pursuant to Section 22a.5 of the Waterford Zoning Regulations to discuss a potential application to modify allowed uses in the IP-1 Zone District and enable application for approval of a concrete wall manufacturing business.

A. Piersall reminded the Commission that any comments and suggestions offered by the

Commission and the presenter are non-binding.

Jason Hensley of Fabcon Precast gave the Commission an overview of Fabcon Precast's operations. Commission members gave comments and suggestions.

6. CORRESPONDENCE

No correspondence was received.

7. ADMINISTRATIVE REVIEW

Discussion on Housing in Waterford with Glenn Chalder of Planimentrics

The Commission reviewed mapping showing where multi-family housing is allowed throughout Town, as well as where assisted living & nursing homes are allowed. The Commission and G. Chalder discussed various ways to engage the public in the discussion. This item will be reviewed further at a future meeting.

8. ADJOURNMENT

MOTION: Motion made by J. Bashaw, seconded by G. Massad, to adjourn the meeting at 8:35.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary