

MINUTES

Planning & Zoning Commission
Waterford Town Hall

January 13, 2020
6:30 PM

Members Present: J. Bunkley, J. Bashaw, J. DiBuono
Members Absent: G. Massad, T. Bleasdale
Alternates Present: K. Barnett
Staff Present: A. Piersall, Planning Director; 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 Massad.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Bashaw, seconded by J. DiBuono, to approve the minutes of the December 16, 2019 meeting as written.

VOTE: 4-0

3. RECEIPT OF APPLICATIONS

#PL-19-2– Request of Alvin Steinman, applicant, Ronald Steinman, owner for Coastal Site Plan review and approval for shoreline restoration on property located at 74, 76 & 78 Niantic River Road, VR-10 zone, and as shown on plans entitled “Coastal Site Plan, New Living Shoreline, Town of Waterford” dated December 30, 2019.

This application was received after the agenda was posted, but within the statutory time frame for receipt by the Commission and will be scheduled for the Commission’s review at a future meeting.

#PL-20-1 – Request of the Town of Waterford Board of Selectmen for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to accept the property located at 13 Parkway Drive for recreation and open space purposes.

A. Piersall stated that this application is in order for receipt, and appears later on the agenda for review.

4. APPLICATION REVIEW

#PL-19-9 – Request of 1721 LLC, owner and applicant, for a 3-lot subdivision on property located at 23 Old Norwich Road, Quaker Hill as shown on plans titled “Existing Site Conditions Plan, Single-Family Residential Subdivision”.

The applicant was not present, and it was the consensus of the Commission to move this item to the end of the agenda.

#PL-19-18 – Request of Town of Waterford, applicant and owner for modification of an existing site plan to construct a softball field on property located at 20 Rope Ferry Road, C-T zone, and as shown on plans titled “Construction of Softball Field at Waterford High School” dated December 6, 2019. Request is also made for municipal improvements in accordance with Section 8-24 of the Connecticut General Statutes.

William Aniskovich and Elizabeth Peck of WBA Group presented this application. B. Aniskovich reviewed the site and proposed softball field location.

RECEIVED FOR RECORD
WATERFORD, CT
2020 JAN 16 AM 9:43
TOWN CLERK
D. Choisy

A. Piersall stated that this is a two-part application. First is modification of the high school site plan & second is a CGS 8-24 approval. She noted that the site plan fully complies with the zoning regulations, and approval was granted from the Conservation Commission.

MOTION: Motion made by J. Bashaw, seconded by J. DiBuono, to find that the proposal meets the requirements of Section 22 of the Zoning Regulations and that all conditions of Conservation Commission permit #C-19-15 be incorporated into the approval.

VOTE: 4-0

MOTION: Motion made by J. Bashaw, seconded by J. DiBuono, to find that the proposed softball field construction qualifies as a municipal improvement in accordance with CGS 8-24 and is consistent with the Town's 2012 POCD.

VOTE: 4-0

#PL-20-1 – Request of the Town of Waterford Board of Selectmen for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to accept the property located at 13 Parkway Drive for recreation and open space purposes.

A. Piersall stated that this property is located adjacent to Alewife Cove, and abuts another Town-owned property at 15 Parkway Drive. It is not a buildable lot. Acquisition of this parcel will increase open space and coastal public access to Alewife Cove and Long Island Sound, and serve to preserve scenic and tidal resources, stated goals in the Town's Plan of Preservation, Conservation & Development. The Town has entered into a Purchase & Sale agreement. The Conservation Commission has reviewed the acquisition, and forwarded a positive report to the Commission.

MOTION: Motion made by J. Bashaw, seconded by J. DiBuono, to find that the acquisition of 13 Parkway Drive is consistent with the Town's POCD, and forward approval to the Board of Selectmen.

VOTE: 4-0

#PL-19-9 – Request of 1721 LLC, owner and applicant, for a 3-lot subdivision on property located at 23 Old Norwich Road, Quaker Hill as shown on plans titled "Existing Site Conditions Plan, Single-Family Residential Subdivision".

No representatives for this application were present. This application will be reviewed at the January 27, 2020 meeting.

5. CORRESPONDENCE

No correspondence was received.

6. ADMINISTRATIVE REVIEW

A. Piersall stated that Glen Chalders of Planimetrics will be at the February 24, 2020 meeting to discuss housing.

7. ADJOURNMENT

MOTION: Motion made by J. Bashaw, seconded by J. DiBuono, to adjourn the meeting at 6:53.

VOTE: 4-0

Respectfully Submitted,


Dawn Choisy

Recording Secretary