

MINUTES

Planning & Zoning Commission

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2022 SEP -9 AM 9:19

September 6, 2022

6:30 PM

Members Present: G. Massad, T. Bleasdale, K. Barnett, V. Ebersole, and K. Petrini
Alternates Present: B. Chenard
Alternates Absent: J. DiBuono
Staff Present: A. Piersall, AICP, Planning Director, M. Wujtewicz, Planner, K. Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:30 PM. No alternates were seated.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

MOTION: Motion made by V. Ebersole, seconded by K. Petrini, to approve the August 23, 2022 meeting minutes.

VOTE: 3-0-2 (K. Barnett and T. Bleasdale abstained)

4. APPLICATION RECEIPT

No applications were received.

5. APPLICATION REVIEW

#PL-22-10 Request of Avery Lane, LLC, owner & Mathew Greene, Esq. applicant for a Site Plan approval for a Business office/storage at 372 Boston Post Road, C-G zone, in accordance with Sections 8.13 and 22 of the Zoning Regulations and as shown on plans entitled "Property Survey, Avery Lane, LLC, 372 Boston Post Road, Waterford, Connecticut"

Matthew Greene, Attorney, was present on behalf of the owner. Attorney Greene noted that the property owner is looking to repurpose the building. The proposed tenant, a landscaping company, will use a portion of the building as an office, bathroom and storage/warehouse. The business is classified as a business office. The submitted plan shows 14 parking spaces and 2 handicapped parking spaces for a total of 16 spaces. They do not expect any clients coming to the site.

Landscaping improvements and screening of material by erecting a fence is shown on the plan.

M. Wujtewicz reviewed the staff report with the Commission. K. Barnett asked if there had been any complaints from the near neighbors. Atty Greene replied that he was not aware of any complaints.

The Commission discussed the application and made the following findings and conditions:

Findings:

1. The application is for a use pursuant to Section 8.1.3 of the Waterford Zoning Regulations.
2. A modified Site Plan Approval is required due to the site improvements noted on the site plan to support the Business Office use.
3. This property was subject to a Site Plan Permit PZ2010-014 granted by the Waterford Planning and Zoning Commission on March 21, 2011.
4. The application meets the criteria for site plan approval subject to conditions 1 thru 3.

Conditions:

1. Details of fencing and screening material shall be shown on the final plans prior to filing on the land records.
2. Details of the proposed landscape areas shall be provided that indicate how they will be constructed, planting schedule, etc. These details shall be shown on the final plans prior to filing on the land records.

MOTION: Motion made by K. Petrini, seconded by T. Bleasdale, to approve with modifications, the Site Plan for a Business Office (Landscaping Business) application #PL-22-10 at 372 Boston Post Road with conditions 1 thru 2 and to adopt the findings 1 thru 4 of the staff report.

VOTE: 5-0

#PL-22-15 Request of Hendels Furniture, LLC, owner & applicant for a two lot subdivision for property located 47 Great Neck Road, NB and I-G zone, as shown on plans entitled "Subdivision Plan Property of Hendels Furniture LLC 47 Great Neck Road Waterford, Connecticut"

Jon Hendel, owner, Attorney Mark Branse, Attorney Andrew Morin, and Susan Marquardt, PE were present for the application.

Atty Morin presented the application to the Commission. He described the subdivision and stated that there are no improvements proposed with this subdivision at this time. He noted that a portion of the property is located within the Coastal Area Management boundary so this application also includes a Coastal Area Management review. He also stated that the property contains inland wetlands and that a referral was made to the Conservation Commission for a determination of impacts.

K. Petrini asked if they had researched the chain of title and determined whether this application qualified as a subdivision or resubdivision. Atty Morin stated the research indicated that this application qualifies as a subdivision.

K. Petrini then inquired as to the zoning status of proposed Lot 2 containing the existing building. He noted that the property is located within two zone districts. Atty Morin stated that

proposed Lot 2 exceeds the minimum zoning requirements for both the IG and the NB Zone Districts.

M. Wujtewicz informed the Commission that this application is for a subdivision of property only. There are no improvements proposed in this application and that any future proposals for development on either lot would require a site plan application and depending on the use proposed, a Special Permit review as well by the Commission.

The Commission discussed the application and made the following findings:

1. The subject property is located within the NB (Neighborhood Business) and IG (General Industrial) Zone Districts.
2. The division of the property constitutes a subdivision in accordance with the definition of subdivision within the Town of Waterford Subdivision Regulations and State Statute.
3. Proposed Lot #1 complies with the lot design standards of Section 3.34 of the Zoning Regulations and Section 5 of the Town of Waterford Subdivision Regulations.
4. Proposed Lot #2 is exempt from the standards contained in Section 3.34 in accordance with Section 3.34.2 and complies with Section 5 of the Town of Waterford Subdivision Regulations.
5. The subdivision was found to be consistent with all applicable coastal policies in accordance with the Connecticut Coastal Management Act.
6. The Waterford Conservation Commission determined that the proposed subdivision does not involve impacts to wetlands.
7. The application meets the criteria for subdivision approval, pursuant to the above referenced Connecticut General Statutes and applicable subdivision and zoning regulations.

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett, to approve Subdivision Application PL-22-15, a 2-Lot subdivision located at 47 Great Neck Road and adopt the findings 1 thru 7 of the staff report.

VOTE: 5-0

6. ADMINISTRATIVE REVIEW

Discussion of potential amendments regarding Accessory Dwelling Units

The Commission discussed draft language and asked staff to update the language incorporating Commission comments and present for discussion at their next meeting.

Discussion of potential amendments regarding Cannabis

The Commission discussed draft language and asked staff to update the language incorporating Commission comments and present for discussion at their next meeting.

7. CORRESPONDENCE

No correspondence received.

8. COMMISSION BUSINESS

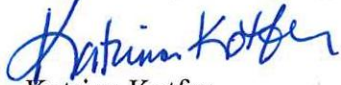
No Commission business discussed

9. ADJOURNMENT

MOTION: Motion made by K. Barnett, seconded by K. Petrini, to adjourn the meeting at 9:00 PM.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary