

MINUTES
Town Hall

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2022 JUN 30 AM 8:45

Planning & Zoning Commission

June 28, 2022

TOWN CLERK
6:30 PM

Members Present: G. Massad, K. Barnett, T. Bleasdale, V. Ebersole and K. Petrini
Alternates Absent: B. Chenard and J. DiBuono
Staff Present: 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 K. Petrini, seconded by K. Barnett, to approve the June 14, 2022 meeting minutes.

VOTE: 5-0

4. RECEIPT OF APPLICATIONS

#PL-22-13 Request of FC Real Estate, LLC, owner & River Valley Periodontics, applicant for a Site Plan approval for an addition to a Professional Building at 742 Broad Street Ext., NB zone, in accordance with Sections 7.1.3 and 22 of the Zoning Regulations and as shown on plans entitled "Modification to Site Plan, Existing Conditions Plan, Land of FC Real Estate, LLC 742-744 Broad Street Ext. Route 85, Waterford, Connecticut"

ACTION REQUIRED BY: 9/1/22

M. Wujtewicz stated that this application was submitted after the agenda had been posted and is in order for receipt.

5. PUBLIC COMMENT

Isaac Brody, 57 Lamphere Road, spoke regarding Air BnBs.

Ted Olynciw, 62 Twin Lakes Road, spoke regarding short term rentals and an Air BnB at 9 Waterview Drive.

Artie Dean, 7 Waterview Drive, spoke regarding an Air BnB at 9 Waterview Drive.

Chuck Primus, 58 Twin Lakes Drive, spoke regarding an Air BnB at 9 Waterview Drive.

Yu Chin, 3 Waterview Drive, spoke regarding an Air BnB at 9 Waterview Drive.

Barbara Dean, 7 Waterview Drive, spoke regarding an Air BnB at 9 Waterview Drive.

Yutao Wang, 5 Waterview Drive, spoke regarding an Air BnB at 9 Waterview Drive.

6. PUBLIC HEARING

#PL-22-9 Request of Property 806, LLC, owner & applicant for a Site Plan /Special Permit approval for a Drive-thru Car Wash at 806 Hartford Turnpike, C-G zone, in accordance with

Sections 8.2.17, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Proposed Car Wash 806 Hartford Turnpike Waterford, Connecticut"

PUBLIC HEARING MUST CLOSE BY:

7/14/22

G. Massad opened the public hearing at 6:37 pm.

M. Wujtewicz read the list of exhibits 1-12 into the record. Attorney Bill McCoy, James Bernadino, CMG, Scott Hesketh, Traffic Engineer, Mark Metzgar, Architect, Chris Stress, RA and Jarvis Peddicord, owner, 806 LLC, were available for the application.

Attorney McCoy and J. Bernadino reviewed the existing site conditions, previous approvals and the proposed Car Wash. The property acquired nearly 3/4 of an acre from the adjoining property and merged it with 806 Hartford Turnpike. The number of fuel dispensers previously approved has been reduced by one and the size of the overhead canopy has also been reduced to accommodate the reduction in fuel dispensers.

S. Hesketh reviewed and discussed the traffic impacts from the proposed car wash.

G. Massad asked three times if anyone from the audience would like to speak.

MOTION: Motion made by K. Barnett, seconded by T. Bleasdale, to close the public hearing.

VOTE: 5-0

#PL-22-8 Request of Libby Hill, LLC, owner & applicant for a Site Plan /Special Permit approval for a Storage Facility at 934 & 940 Hartford Turnpike, I-G zone, in accordance with Section 11.1.11, 11.2.11, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Libby Hill L.L.C., 934, 940 Hartford Turnpike Waterford, Connecticut"

PUBLIC HEARING MUST CLOSE BY:

7/28/22

G. Massad opened the public hearing at 7:55 pm. M. Wujtewicz read the list of exhibits 1- 15 into the record.

Michael Dunn, owner, Ellen Bartlett, CLA Engineers, were present for the application.

E. Bartlett reviewed the proposed project and approvals that the project has received from other Town boards. The applicant is proposing two climate controlled self-storage buildings with a total of 225 units and outside parking designated for the storage of recreational camping vehicles. Building A is a two story building with a proposed 6,000 square foot footprint and building B is a two story building with a proposed 12,000 square foot footprint. E. Bartlett noted that they had received a favorable opinion from the Design Review Board earlier in the evening. She described the stormwater drainage system and noted that the post construction peak runoff will be reduced.

Stephen Overcash, Architect for ODA Architecture submitted 3 pages of color renderings and building elevations as exhibit 16.

G. Massad asked three times if anyone from the audience would like to speak.

MOTION: Motion made by K. Barnett, seconded by V. Ebersole, to close the public hearing.
VOTE: 5-0

7. APPLICATION REVIEW

#PL-22-8 Request of Libby Hill, LLC, owner & applicant for a Site Plan /Special Permit approval for a Storage Facility at 934 & 940 Hartford Turnpike, I-G zone, in accordance with Section 11.1.11, 11.2.11, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Libby Hill L.L.C., 934, 940 Hartford Turnpike Waterford, Connecticut"

PUBLIC HEARING MUST CLOSE BY: 7/28/22

M. Wujtewicz reviewed the staff report with the Commission.

The Commission made the following findings:

1. The application is for a use subject to a Special Permit approval, pursuant to Section 11.2.11 of the Waterford Zoning Regulations.
2. The report contained in Exhibit 1b provided by the applicant in accordance with Section 23.5 of the Zoning Regulations identifies the findings and the proposed use are consistent with sections 23.5.1 through 23.5.9.
3. The Waterford Conservation Commission issued Inland Wetland Permit# C-22-4 for regulated inland wetland activities.
4. The Waterford Conservation Commission has submitted to the Planning and Zoning Commission a final report in accordance with CGS 8-3(g).
5. The Waterford Zoning Board of Appeals issued variances through application # ZBA-22-1.
6. The use is one that is not specifically listed in Section 20.3 of the Zoning Regulations, therefore the applicant has provided and the Commission accepts the data from the most recent edition of the ITE Parking Generation Manual
7. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to condition 1.
8. 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.

The Commission discussed the following conditions:

1. An annual Maintenance and Inspection Report for the Stormwater management system shall be provided to the Town of Waterford Planning and Development Department. This report shall be required to be submitted in order to verify that the stormwater management system is maintained and continues to operate as originally designed.
2. The deed description for the merger of 934 and 940 Hartford Turnpike shall be submitted and filed on the land records at the time the final plans are filed.

3. All conditions of approval for Inland Wetland Permit #C-22-4 shall be incorporated into this decision as if fully set forth herein.
4. The amount of landscaping along the frontage of the property with Hartford Turnpike be supplemented with more shrubs to soften the appearance of the site from the road.

MOTION: Motion made by T. Bleasdale, seconded by K. Petrini, to approve the Site Plan / Special Permit for a Self-Storage Facility application #PL-22-8 at 934 & 940 Hartford Turnpike with conditions 1 and 4 and to adopt the findings 1 thru 8 of the staff report.

VOTE: 5-0

8. CORRESPONDENCE

Email Correspondence dated June 13, 2022 from John Staller re: Request for a Revision to Planning and Zoning Regulations for Accessory Dwellings

The Commission noted the receipt of the email.

9. COMMISSION BUSINESS

A. Review of past months and ongoing projects

M. Wujtewicz updated the Commission on the status of projects.

B. Upcoming projects

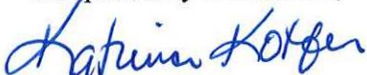
Nothing to report.

10. ADJOURNMENT

MOTION: Motion made by K. Petrini, seconded by V. Ebersole, to adjourn the meeting at 8:20 PM.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary