

MINUTES
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Planning & Zoning Commission

June 14, 2022
6:30 PM

Members Present: K. Barnett, V. Ebersole and K. Petrini
Members Absent: G. Massad and T. Bleasdale
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

K. Barnett called the meeting to order at 6:30 PM. B. Chenard was seated for T. Bleasdale.

2. APPROVAL OF MINUTES

MOTION: Motion made by B. Chenard, seconded by K. Petrini, to approve the May 24, 2022 meeting minutes.

VOTE: 3-0-1 (V. Ebersol abstained)

3. RECEIPT OF APPLICATIONS

#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"

ACTION REQUIRED BY: 8/18/22

M. Wujtewicz stated that this application is in order for receipt. The applicant has received staff comments and is updating the plans to address the comments. He will update the Commission at the next meeting as to the status of the plans.

#PL-22-11 – Request of Sig Con Associates, applicant, Waterford Central, LLC, owner and 61A Myrock LLC, owner, to change the zone for property located at 61 Myrock Avenue from C-G (General Commercial) to C-MF (Commercial-Multi-Family Residential) and for property located at 61A Myrock Avenue from R-20 (Medium Density Residential) to C-MF (Commercial-Multi-Family Residential).

PUBLIC HEARING REQUIRED BY: 8/18/22

M Wujtewicz stated that this application is in order for receipt. He informed the Commission that he will provide an update on the status of the application to the Commission at the next meeting.

4. APPLICATION REVIEW

No applications were discussed.

5. 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

K. Barnett opened the public hearing at 6:37 pm.

No presentation occurred.

MOTION: Motion made by K. Petrini, seconded by B. Chenard, to continue the public hearing to the June 28, 2022 meeting.

VOTE: 4-0

6. CORRESPONDENCE

Correspondence dated May 31, 2022 was received from First Selectman, Robert Brule re: Short Term Rentals.

Correspondence dated June 1, 2022 was received from Ted Olynciw, RTM Rep. 2nd District re: 9 Waterview Drive.

Correspondence dated June 2, 2022 was received from Isaac Brody re: Regulating Short-Term Rentals in Waterford Neighborhoods.

The Commission will discuss the above correspondence at the June 28, 2022 meeting.

7. COMMISSION BUSINESS

A. Review of past months and ongoing projects

Nothing to report.

B. Upcoming projects

Nothing to report.

8. ADMINISTRATIVE REVIEW

None.

9. ADJOURNMENT

MOTION: Motion made by K. Petrini, seconded by B. Chenard, to adjourn the meeting at 6:43 PM.

VOTE: 4-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary