

MINUTES
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Planning & Zoning Commission
Waterford Town Hall

December 14, 2020
6:30 PM

Members Present: J. Bunkley, J. Bashaw, T. Bleasdale, J. DiBuono
Members Absent: G. Massad
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 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 November 23, 2020 meeting as written.

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

#PL-20-28 – Request of the Town of Waterford Utility Commission for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes for extension of the public water main infrastructure Foster Road.

This application was received after the agenda was posted. M. Wujtewicz stated that the Commission can vote it onto the agenda under Item #4.

4. APPLICATION REVIEWS

#PL-20-16 – Request of Fabcon Precast, applicant, Mathon Fund I LLC, owner for Special Permit and Site Plan approval to construct a concrete product manufacturing facility on property located at 140 Waterford Parkway South, IP-1 Zone, in accordance with Sections 13, 22 and 23 of the Zoning Regulations as shown on plans entitled “Inland Wetlands, Special Permit & Site Plan Application for Concrete Manufacturing Plant” dated July 17, 2020.

A. Piersall informed the Commission that a letter withdrawing this application was received from the applicant’s agent. The Commission accepted the withdrawal of application #PL-20-16.

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to add review of Application #PL-20-28 to the agenda.

VOTE: 5-0

#PL-20-28 – Request of the Town of Waterford Utility Commission for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes for extension of the public water main infrastructure Foster Road.

The Commission reviewed the Staff Report prepared by M. Wujtewicz. This application is presented to the Commission in accordance with Section 8-24 of the CT General Statutes. The project consists of extending the public water main infrastructure within a portion of Foster Road. The immediate purpose of the installation is to provide fire service to 70 Foster Road which is

currently under construction and the need for sprinklers and fire service is required. The overall impact of extending the water service will be to provide a communal benefit as it would allow future domestic water services as well as fire services to be run off this main to all adjacent parcels, not just one. It also allows the additional benefit of a fire hydrant being located within the Town's right-of-way and thereby being beneficial to all the adjacent structures.

One of the roles of the Commission is to review requests that involve municipal improvements. In accordance with CGS Section 8-24: *"No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report..."*

In this application, the extension of the public water main qualifies as a CGS 8-24 improvement subject to review by the Commission.

The Commission must also find that the improvement is consistent with the Town's 2012 Plan of Preservation, Conservation and Development, hereinafter the Plan. The extension of the public water main within Foster Road meets one of the criteria of the Plan by investing in infrastructure in order to promote and to support business and economic development.

Further support of the application proposal identified in the Plan is found as highlight of the future Land Use Plan in that "Waterford will continue to support its desired growth patterns through the provision of appropriate utility infrastructure."

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to find that:

1. The proposed extension of the public water main within Foster Road is a Municipal Improvement that qualifies for a CGS 8-24 review by the Planning & Zoning Commission.
2. The extension of the Public Water Main is supported by the 2012 Plan of Preservation, Conservation and Development in that it is consistent with the Plan by investing in infrastructure in order to promote and to support business and economic development.
3. The extension of the Public Water Main is further supported by the 2012 Plan of Preservation, Conservation and Development by continuing to support Waterford's desired growth patterns through the provision of appropriate utility infrastructure.

And to approve Planning and Zoning CGS8-24 Application #PL-20-28 for the extension of the public water main within Foster Road by finding the proposal consistent with the Town of Waterford 2012 Plan of Preservation, Conservation and Development.

VOTE: 5-0

5. CORRESPONDENCE

No correspondence was reviewed.

6. ADMINISTRATIVE REVIEW

FY 2022 Budget

The Commission reviewed the proposed budget.

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to approve the FY 2022 Budget.

VOTE: 5-0

7. ADJOURNMENT

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

VOTE: 5-0

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Dawn Choisy", is written over the printed name.

Dawn Choisy
Recording Secretary