

MINUTES
Regular Meeting

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WATERBURY, CT
2022 MAY 12 PM 2:49

Planning & Zoning Commission

May 10, 2022
6:30 PM
TOWN CLERK

Members Present: G. Massad, K. Barnett, T. Bleasedale, K. Petrini
Members Absent: N. Giansanti
Alternates Present: B. Chenard and J. DiBuono (6:55pm)
Staff Present: A. Piersall, AICP, Planning Director; M. Wujtewicz, Planner, R. Avena, Town Attorney, K. Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Massad called the meeting to order at 6:32 PM. B. Chenard was seated for N. Giansanti.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Bleasedale, seconded by K. Barnett, to approve the April 26, 2022 meeting minutes.

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

#PL-22-7 – Request of Deborah Hadaway, owner & applicant for a modified site plan approval for Outdoor Dining & Outdoor Entertainment at 377 Mago Point, MPD zone, in accordance with Sections 14a and 22 of the Zoning Regulations and as shown on plans entitled "Modified Site Plan Outdoor Dining & Outdoor Entertainment Use Not Associated with Permanent Structures".

ACTION REQUIRED BY:

7/14/22

The Commission received the application.

4. PUBLIC HEARINGS

Affordable Housing Plan

MOTION: Motion made by T. Bleasedale, seconded by K. Petrini, to open the public hearing at 6:36 pm.

VOTE: 5-0

Glen Chalder, AICP, from Planimetrics reviewed the draft Affordable Housing Plan with the Commission.

G. Massad asked if any member of the public would like to speak.

Tim Anderson, Sea View Terrace spoke regarding the application.

G. Massad asked three times if any member of the public would like to speak.

M. Wujtewicz read the list of exhibits, 1-5 into the record.

MOTION: Motion made by K. Barnett, seconded by B. Chenard, to close the public hearing.

Commissioners discussed typos and modifications to wording that they would like to have incorporated into the final document.

During the discussion the following comments were made:

Ann Paris spoke regarding the Plan.

Jerry Locker, 2 Palmer Road, spoke regarding the Plan.

Paula Guido, 9 High Street, spoke regarding the Plan.

Unidentified gentleman, 11 High Street, spoke regarding the Plan.

G. Massad asked three times if any member of the public would like to speak.

MOTION: Motion restated by K. Barnett, seconded by B. Chenard, to close the public hearing.

VOTE: 5-0

The public hearing closed at 7:09 p.m.

6. REVIEW AND POSSIBLE ACTION ON THE AFFORDABLE HOUSING PLAN

The Commission discussed the proposed Affordable Housing Plan.

MOTION: Motion made by G. Massad, seconded by T. Bleasdale, to approve the 2022-2027 Affordable Housing Plan updated as a result of the May 10, 2022 public hearing with the following changes:

- page 17, Item 1: to include the word “not” so the section reads, in relevant part “... they do not meet the housing needs of all present or future Waterford residents.”;
- to amend the plan on page 14 and throughout the plan so the number of units are consistent;
- that the percentage column on page 18 be deleted;
- rename Section 4 on page 22 to “Strategies for Consideration”;
- change the percentage value from 4.85 to 5.6 on page 21 section 3.5;
- page 17, designate items 6 thru 9 as a subordinate list to item 5 and renumber items 10 thru 14 accordingly.

The Commission discussed the motion.

MOTION: Motion made by B. Chenard, seconded by T. Bleasdale to amend the motion to approve the proposed Affordable Housing Plan to also include the following statement in the sidebar on page 22, “These are a list of options for the Town of Waterford to consider in the future to accomplish the goals of the Affordable Housing Plan.”

VOTE: 5-0

5. APPLICATION REVIEW

#PL-22-4– Application of the Waterford Planning & Zoning Commission to amend the Waterford Zoning Regulations Sections 1(Definitions) and 3.44 (Temporary Outdoor Dining).

G. Massad unseated B. Chenard who was not present at the public hearing for this application and appointed J. DiBuono as a voting member who was present and seated at the public hearing for this application. The Commission continued their deliberations of the application.

R. Avena spoke with the Commission regarding how Special Permits can be used in a transitory manner.

MOTION: Motion made by G. Massad, seconded by J. DiBuono, to approve the application as proposed.

The Commission discussed the motion.

MOTION: Motion made by G. Massad, seconded by J. DiBuono, to amend the motion to include the following findings from Planning and Zoning Commission Staff report dated April 26, 2022:

1. Application PL-22-4 meets the requirements of Section 28 of the Waterford Zoning Regulations.
2. Application PL-22-4 meets the requirements of Connecticut General Statutes Chapter 124 §8-3 governing changes of zoning regulations and districts.
3. Application PL-22-4 is consistent with the requirements of Public Act 22-1.
4. The proposed Regulation Amendment is consistent with the 2012 Plan of Preservation Conservation and Development in meeting the stated goals of the Business/Economic Development Guide in that the proposed language will promote business and economic development to meet local needs, maintain a favorable tax base and assist in encouraging future business activities.
5. The proposed Regulation Amendment is also consistent with the 2012 Plan of Preservation Conservation and Development by reinforcing the overall community structure by providing a feature that will tend to enhance the community character.

with an effective date of May 31, 2022.

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett, to amend the motion to approve as written but with the deletion of proposed section 3.44(b).9 relative to outdoor music.

Discussion was held on the amendment. T. Bleasdale withdrew his amendment to the motion.

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett, to amend the proposed regulation to include a provision that if outdoor music were included as part of an

accessory outdoor dining application, that the application be subject to a public hearing.

VOTE: 1-4 (G. Massad, K. Barnett, K. Petrini, J. DiBuono)
Motion Fails to Pass

G. Massad called for a vote on the original motion as amended, seconded J. DiBuono.

VOTE: 4-1 (T. Bleasedale)

7. PRESENTATION FROM PROSPECTIVE CONSULTANT FOR THE PLAN OF CONSERVATION AND DEVELOPMENT

The Commission listened to a presentation by consulting firm Hardesty & Hanover on their proposal to update the Town of Waterford's Plan of Conservation and Development.

8. CORRESPONDENCE

No correspondence was received.

9. COMMISSION BUSINESS

A. Discussion of Recommendation on the update of the POCD

MOTION: Motion made by T. Bleasedale, seconded by K. Petrini, to recommend FHI Studio and to authorize \$2,272.00 to be used from Professional Services.

VOTE: 5-0

B. Review of past months and ongoing projects

A. Piersall gave a brief update to the status of ongoing projects.

C. Upcoming projects

A. Piersall gave a brief update to the status of upcoming projects.

10. ADMINISTRATIVE REVIEW

Discussion of Potential Amendments to Accessory Dwelling Units

The Commission tabled the discussion to their next meeting.

Discussion of Potential Third Party Review Standards

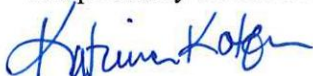
The Commission tabled the discussion to the next meeting.

11. ADJOURNMENT

MOTION: Motion made by K. Petrini, seconded by J. DiBuono, to adjourn the meeting at 8:52 PM.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary