PLANNING AND ZONING COMMISSION MEETING M I N U T E S

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Planning & Zoning Commission — April 8, 2025
Remote Access Only — 6:30 PM

Members Present:	Chairman Greg Massad, Karen Barnett and Tim Conderino
Members Absent:	Tim Bleasdale and Victor Ebersole
Alternates Present:	Doris Crum and Michael Elbaum
Alternates Absent:	Joseph DiBuono
Staff Present:	Jonathan Mullen, AICP, Planning Director, Mark Wujtewicz, Planner and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:30 PM and welcomed new alternate Michael Elbaum. D. Crum was seated for T. Bleasdale and M. Elbaum was seated for V. Ebersole.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to approve the March 25, 2025 meeting minutes.

VOTE: 5-0

3. APPLICATION RECEIPT

#PL-25-5 Request of Gregory & Mary Lou Gannotti, Owner and Applicant for a Site Plan review and approval for a new single family home on property located at 30 South Bartlett Road, R-40 Zone in accordance with Section 3.14 of the Zoning Regulations and as shown on plans entitled "Septic System Design Plan Prepared for Gregory J. Gannotti & Mary Lou Gannotti #30 South Bartlett Road Waterford, Connecticut"

APPLICATION WAS RECEIVED: **3/25/25**
ACTION REQUIRED BY: **5/29/25**

Application was received by the Commission at the March 25, 2025 meeting after the agenda had been posted and will be reviewed by the Commission later in the meeting.

#PL-25-6 – Request of Robert Schacht, applicant, to amend the Zoning Regulations Sections 3.41, 3.41.2(f) and 3.41.2(n) as they pertain to Agri-Tourism.

PUBLIC HEARING REQUIRED BY: **06/12/25**

Application was received by the Commission and a public hearing was scheduled for May 13, 2025.

4. APPLICATION REVIEW

#PL-25-4 Request of James Gerrish, Applicant and Peter VanArnam, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 163 Oswegatchie Road, R-40 Zone in accordance with Sections 5.1.1 and 25.4 of the Zoning Regulations and as

shown on plans entitled "Zoning Location Survey, Prepared for James G. Gerrish for Property Located at 163 Oswegatchie Road Town of Waterford County of New London Connecticut"
ACTION REQUIRED BY: 5/8/25

James Bernardo, LS reviewed the proposal to build a two story, three-bedroom single family home with an 800 square foot footprint. The house will be located outside of the special hazard flood zone. He noted the lot is a preexisting non-conforming lot of record with a lot area of 22,500 square feet and is adjacent to Keeney Cove. The proposed house conforms to the building setback lines and will be serviced by municipal water and sewer. He described for the Commission, a Town of Waterford drainage easement over the northerly portion of the lot and noted there will be no impacts to the easement. He referred to comments from DEEP that referenced the existing stone retaining wall at the base of the slope along Keeney Cove and that DEEP had requested the owner contact them relative to any permitting that may be required. J. Bernardo stated that the owner will be on contact with DEEP. He noted that the homeowner will be implementing Low Impact Design elements to mitigate any adverse impacts from stormwater runoff. The owner may choose to use rain barrels in lieu of rain gardens. Both measures are considered best management practices for low impact development.

K. Barnett questioned if the house will have a full foundation or be built on a slab and will there be any runoff impacts. J. Bernardo noted that there will be a full foundation with a walkout basement and that the implementation of the Low Impact Development elements described earlier will mitigate any adverse impacts to the Cove from stormwater runoff. There is curbing along Oswegatchie Road that currently directs surface runoff from the road to catch basins and then discharges within the existing drainage easement described earlier.

M. Wujtewicz reviewed his staff report dated April 8, 2025 with the Commission. The Commission discussed the following potential conditions for the project:

1. Erosion control measures during construction shall be installed and remain on site for the duration of the project and until the establishment of vegetative cover on disturbed areas.
2. Silt fence as depicted on the site plan shall be backed by haybales for its entire length. The detail on the site plan shall be modified to reflect this modification.
3. No work covered by this permit including the stockpiling of materials as shown on the site plan shall be conducted outside of the proposed silt fence.
4. A foundation location certification shall be provided to the Zoning Official prior to framing in order to verify the location of the foundation complies with the setback requirements for the Zone District.
5. An as-built survey shall be submitted and approved by the Zoning Official prior to issuance of a Certificate of Zoning Compliance. This requirement is to verify that all improvements have been constructed in accordance with the approved site plan.

MOTION: Motion made by T. Conderino, seconded by D. Crum to approve with conditions Site Plan CAM Application PL-25-4 located at 163 Oswegatchie Road with conditions 1 thru 5 and to find that the project as approved with conditions is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.

The Commission discussed the motion. There Commission reached a consensus on modifying Condition 4 to read "An as-built survey of the foundation location shall be provided …"

T. Conderino withdrew his motion and prepared a new motion.

MOTION: Motion made by T. Conderino, seconded by D. Crum to approve with conditions Site Plan CAM Application #PL-25-4 located at 163 Oswegatchie Road with conditions 1 thru 5 and to find that the project as approved with conditions is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts and to modify the wording to condition 4 to read "An as-built survey of the foundation location shall be provided to the Zoning Official prior to framing in order to verify the location of the foundation complies with the setback requirements for the Zone District."

VOTE: 5-0

#PL-25-5 Request of Gregory & Mary Lou Gannotti, Owner and Applicant for a Site Plan review and approval for a new single family home on property located at 30 South Bartlett Road, R-40 Zone in accordance with Section 3.14 of the Zoning Regulations and as shown on plans entitled "Septic System Design Plan Prepared for Gregory J. Gannotti & Mary Lou Gannotti #30 South Bartlett Road Waterford, Connecticut"
ACTION REQUIRED BY: 5/29/25

Greg Gannotti, owner, Brandon Morse, builder and Richard Deschamps, LS, were available for the application. G. Gannotti explained to the Commission that he is looking to build a 32' x 40' single-family residence on a preexisting non-conforming rear lot in the R-40 zone. The proposed house location conforms all of the required building setbacks. He noted that a restrictive deed covenant will be placed on the land records in accordance with Section 3.14.10 of the Zoning Regulations.

M. Wujtewicz reviewed the staff report with the Commission.

The Commission made the following findings:

1. The application is for a permitted use pursuant to Section 5.1.1 of the Waterford Zoning Regulations (One Family Dwelling).
2. The parcel is a Rear Lot as defined in the Waterford Zoning Regulations, Section 1-Definitions (Lot, Rear).
3. The application is for the development of a Rear Lot, which is subject to a Site Plan approval, pursuant to Section 3.14 of the Waterford Zoning Regulations.
4. The application meets the criteria for site plan approval for a rear lot development, pursuant to Section 3.14 of the Waterford Zoning Regulations, subject to condition 3.

The Commission discussed the following modifications and conditions:

1. The Limits of Permanent Clearing and Disturbance shall be identified on the site plan

2. Recommendation by the Town Attorney relative to form and substance of the restricted deed covenant in accordance with Section 3.14.10 of the Zoning Regulations prior to endorsement of the final plans.

3. The restricted deed covenant referenced in Condition 2 shall be filed on the land records at the time of filing the final plans.

MOTION: Motion made by T. Conderino, seconded by M. Elbaum to approve with modifications and conditions, the Site Plan for the single-family rear lot development application #PL-25-5 located at 30 South Bartlett Road, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 4 of the staff report.

VOTE: 5-0

5. ADMINISTRATIVE REVIEW

No action was taken.

6. CORRESPONDENCE

No correspondence was received or discussed.

7. COMMISSION BUSINESS

J. Mullen gave a brief update on projects currently under construction and anticipated to be submitted to the Commission for review in the near future.

8. ADJOURNMENT

MOTION: Motion made by D. Crum, seconded by T. Conderino to adjourn at 7:28 pm.

VOTE: 5-0

Respectfully Submitted,

Katrina Kotfer

Katrina Kotfer
Recording Secretary