

PLANNING AND ZONING COMMISSION MEETING MINUTES

Planning & Zoning Commission
Town Hall

March 25, 2025
6:30 PM

Members Present: Karen Barnett, Tim Bleasdale, Tim Conderino
Members Absent: Chairman Greg Massad and Victor Ebersole
Alternates Present: Doris Crum
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

T. Bleasdale called the meeting to order at 6:30 PM. D. Crum was seated for G. Massad.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

MOTION: Motion made by K. Barnett, seconded by D. Crum, to approve the February 11, 2025 meeting minutes.

VOTE: 4-0

4. APPLICATION RECEIPT

#**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"

APPLICATION WAS RECEIVED:

2/25/25

ACTION REQUIRED BY:

5/8/25

Staff noted that the application was received by the Commission at the cancelled February 25, 2025 meeting and will be reviewed by the Commission at a future meeting.

5. APPLICATION REVIEW

#**PL-25-3** – Request of the Town of Waterford, owner and applicant, for a site plan review and approval for a new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road, NBPO zone in accordance with sections 7a.2.3, 22 and 25.4 of the Zoning Regulations and as shown on plans titled "Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut, Site Plan/Design Review/Coastal Site Plan Application" dated revised 2/7/2025.

ACTION REQUIRED BY:

4/16/25

Brian Phillips, PE., Langdon, Eric Kantor, Architect were present for the application.

B. Phillips gave an overview of the proposed new fire station. He noted that the two lots, 439 and 441 Boston Post Road will be merged into one lot. The subject area is surrounded by the R-

ATTEST: *[Signature]*
TOWN CLERK
2025 APR -1 P 2:14
RECEIVED FOR RECORD
WATERFORD, CT

40 residential zone district, that there are wetlands nearby and there is a pocket of wetlands on the site. The project received a favorable review from the Design Review Board on March 11, 2025. The overall site is generally flat with an overall grade towards the rear. The site is currently serviced by public water and sewer. The existing fire station will remain in use during construction and will be demolished after the new fire station is completed and in use. As a result of the project, the amount of impervious surface will be reduced. The project will be constructed to include dark sky compliant light fixtures.

T. Conderino asked where the trucks will be washed. B. Phillips noted that the trucks will be washed inside the building.

D. Crum asked if there will be any issues during demolition that will impact Boston Post Road. B. Phillips noted no issues are anticipated.

Eric Cantor, architect reviewed the building elevations and interior layout with the Commission.

M. Wujtecicz reviewed the staff report with the Commission.

The Commission discussed the following findings:

1. The application is for a use subject to a Site Plan approval, pursuant to Section 7A.2.3 of the Waterford Zoning Regulations.
2. The application meets the criteria for a modified site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to modifications listed.
3. The Waterford Conservation Commission issued Inland Wetland Permit# C-25-02 for regulated inland wetland activities.
4. The Waterford Conservation Commission issued a report of its action on application #C-25-02 in accordance with CGS §8.3(g).
5. The project as approved with conditions is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.
6. 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 modifications and conditions:

1. As a result of the site improvements extending onto both parcels, the two parcels known as 439 and 441 Boston Post Road shall be merged into one parcel. This shall be completed prior to filing the plans on the land records.
2. Construction phasing and the implementation of measures to separate the continuing operation of services from the construction activities shall be strictly adhered to as identified on the plan.
3. All conditions of approval for Inland Wetland Permit #C-25-02 shall be incorporated into this decision as if fully set forth herein.

MOTION: Motion made by K. Barnett, seconded by D. Crum to approve with modifications and conditions, the Site Plan for the new Oswegatchie Fire House Facility application #PL-25-3 located at 439 & 441 Boston Post Road, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 6 of the staff report.

VOTE: 4-0

6. EXECUTIVE SESSION

Discussion of the following pending lawsuit entitled:
1721, LLC v. Waterford Planning and Zoning Commission;
Docket Number HHD-CV24-6195785-S

Jonathan Mullen, Planning Director, Mark Wujtewicz, Planner, Robert Avena, Esq., Town Attorney and Katrina Kotfer, Recording Secretary were invited in by the Commission to enter executive session.

MOTION: Motion made by K. Barnett, seconded by T. Conderino, to enter into executive session at 7:05 pm.

VOTE: 4-0

MOTION: Motion made by T. Conderino seconded by K. Barnett, to leave executive session at 7:50 pm with no votes taken.

VOTE: 4-0

7. ADMINISTRATIVE REVIEW

No action was taken.

8. CORRESPONDENCE

No correspondence was received.

9. COMMISSION BUSINESS

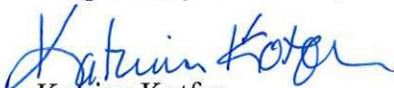
M. Wujtewicz gave a brief update on projects currently under construction.

10. ADJOURNMENT

MOTION: Motion made by D. Crum, seconded by T. Conderino to adjourn at 8:00 pm.

VOTE: 4-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary