

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Planning & Zoning Commission
Remote Access Only

January 14, 2025
6:30 PM

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

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

2. APPROVAL OF MINUTES

MOTION: Motion made by D. Crum, seconded by T. Conderino, to approve the December 3, 2024 meeting minutes.

VOTE: 4-0

3. APPLICATION RECEIPT

#PL-25-1 – Request of the Town of Waterford for municipal improvements in accordance with Connecticut General Statutes Section 8-24 for a new Fire House Facility located at 439 & 441 Boston Post Road.

ACTION REQUIRED BY:

2/13/2025

Application was received by the Commission and will be reviewed by the Commission later on this agenda.

4. PUBLIC HEARING

#PL-24-16 Request of Wal Mart Real Estate Business Trust, owner & applicant for a Site Plan /Special Permit approval for an expansion at 155 Waterford Parkway North, C-R zone, in accordance with Sections 9.1.2, 22 & 23 of the Zoning Regulations and as shown on plans entitled "Proposed Site Plan Documents for Walmart Store #0233-1000 proposed Pick Up and Signage/Striping Improvements and Building Expansion"

K. Barnett opened the public hearing at 6:34 pm.

Greg DiBona, Bohler Engineering MA, LLC was present for the application. G. DiBona noted that the project consists of a 3,800 square foot addition to the building and parking lot modifications for a total of 846 parking spaces on the site. The reduction in the number of parking spaces reduces the previously approved parking ratio of 4.32 spaces/1,000 sq. ft. of Gross Floor Area to 4.12 spaces/1,000 sq. ft. of Gross Floor Area. The Pick Up parking area will be relocated in proximity to the addition and parking lot striping will be modified. Minor utility and grade improvements will be made.

RECEIVED FOR RECORD
WATERFORD, CT
2025 JAN 17 2:52
TEST: Doris D. Crum
TOWN CLERK

K. Barnett questioned if there will be any impact to the entryways during construction or any changes to the accessible parking spaces. G. DiBona noted that there will no impacts to the front entrances and that the side entrances are for associate use. He stated that there will be no changes to the accessible parking and no additional accessible spaces are needed.

K. Barnett asked three times if any member of the public would like to speak. No one asked to speak.

MOTION: Motion made by T. Conderino, seconded by D. Crum to close the public hearing at 6:49 pm.

VOTE: 4-0

5. APPLICATION REVIEW

#PL-24-16 Request of Wal Mart Real Estate Business Trust, owner & applicant for a Site Plan /Special Permit approval for an expansion at 155 Waterford Parkway North, C-R zone, in accordance with Sections 9.1.2, 22 & 23 of the Zoning Regulations and as shown on plans entitled "Proposed Site Plan Documents for Walmart Store #0233-1000 proposed Pick Up and Signage/Striping Improvements and Building Expansion"

M. Wujtecwicz reviewed his prepared staff report with the Commission.

The Commission made the following findings:

1. This application qualifies as a site plan approval and special permit modification in accordance with Sections 22 and 23.9 of the Waterford Zoning Regulations.
2. The Planning and Zoning Commission previously granted site plan and special permit approvals #95-302/103/201 on April 10, 1995 and #00-104/302 on March 13, 2000 resulting in establishing parking ratios of the site.
3. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations.
4. A reduction in the parking ratio from that established by Special Permit #00-104/302 of 4.32/1000 square feet GFA to 4.12/1000 square feet GFA as a result of this application is consistent with the Wal-Mart National Parking Ratio preferences submitted into the record as Exhibit 1b.
5. 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 condition:

1. Submission of inspection logs relating to the maintenance of the stormwater systems shall be submitted to the Waterford Permitting Office prior to filing the final plans on the land records.

MOTION: Motion made by T. Conderino, seconded by D. Crum to approve the Site Plan and Special Permit modification for the proposed building expansion and parking modifications to the Wal-Mart building and site application #PL-24-16 located at 155 Waterford Parkway North with condition 1 and adopt the findings 1 thru 5 of the staff report.

VOTE: 4-0

#PL-25-1 – Request of the Town of Waterford for municipal improvements in accordance with Connecticut General Statutes Section 8-24 for a new Fire House Facility located at 439 & 441 Boston Post Road.

Brian Phillips, Langan CT, Inc., presented to the Commission the proposal to build a new fire house at 439 Boston Post Road. It was noted that this is a CGS 8-24 application and that the Commission is charged with determining whether the construction of a new firehouse facility would be consistent with the stated goals and policies of the 2012 Plan of Conservation and Development. If this proposal is found to be consistent an application for site plan approval would be submitted to the Planning and Zoning Commission in late February or March 2025. He noted that the proposal has been designed to maintain fire service during construction and to conform with zoning setbacks. M. Wujtewicz reviewed his staff report with the Commission.

The Commission made the following findings:

1. That the proposed construction of the new Oswegatchie Firehouse qualifies for a CGS §8-24 review by the Planning and Zoning Commission.
2. The construction of the firehouse is consistent with the stated goal in the 2012 Plan of Conservation and Development, Community Facilities chapter to “*Provide adequate services and facilities to meet community needs.*” (pg. 66)
3. The improvements to the property and construction of the new firehouse facility is consistent with the 2012 Plan of Conservation and Development, Community Facilities chapter Section A. Monitor and Adapt to Changing Community Facility Needs. (pg. 67)
4. The construction of the new firehouse is consistent with the major highlight of the 2012 Plan of Conservation and Development Future Land Plan in that “*Community facilities and institutional uses will be encouraged and configured to enhance the overall community.*” (Pg. 80)
5. The location of the new facility is consistent with the 2012 Plan of Conservation and Development in that the parcel in which the firehouse will be constructed is identified in the Future Land Use Plan as an Institutional / Community Facility (Pg. 81)

MOTION: Motion made by D. Crum, seconded by T. Conderino to approve Planning and Zoning CGS 8-24 Application #PL-25-1 for the construction of a new firehouse facility located at 439 and 441 Boston Post Road by finding the proposal consistent with the Town of Waterford 2012 Plan of Preservation, Conservation and Development and to adopt the findings 1 thru 5 of the staff report.

VOTE: 4-0

6. ADMINISTRATIVE REVIEW

No action was taken.

7. CORRESPONDENCE

The Commission noted a letter dated January 6, 2025 from Residents of Clark Lane was received. No action was taken.

8. COMMISSION BUSINESS

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

9. ADJOURNMENT

MOTION: Motion made by D. Crum, seconded by T. Conderino to adjourn at 7:10 pm.

VOTE: 4-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary