

MINUTES
Remote Access

Planning & Zoning Commission
Waterford Town Hall

November 23, 2020
6:30 PM

Members Present: J. Bunkley, J. Bashaw, T. Bleasdale, G. Massad
Members Absent: J. DiBuono
Alternates Present: K. Barnett
Staff Present: A. Piersall, Planning Director; M. Wujtewicz, Planner; D. Choisy,
Recording Secretary
Also Present: Town Attorney Robert Avena

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Bunkley called the meeting to order 6:30. K. Barnett was appointed to sit for J. DiBuono.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to approve the minutes of the November 9, 2020 meeting as written.

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

No new applications were received.

4. PRE-APPLICATION INFORMAL PRESENTATION

Proposed Residential Community – 48 Great Neck Road

Project Engineer Joe Wren briefly reviewed a 39 residence planned community to be located at 48 Great Neck Road. Stanley Gniazdowski of Realty Concepts Inc. reviewed a preliminary demand analysis for the proposal. Commission members offered suggestions and comments.

5. PUBLIC HEARING

#PL-20-26 – Request of St. Paul Catholic Church Corp, owner and applicant, for a 2-lot resubdivision for property located at 170 Rope Ferry Road, R-40 Zone, and as shown on plans titled “Resubdivision Property Belonging to Saint Paul’s Catholic Church Corp” revised through September 29, 2020

Chairman Bunkley opened the public hearing. M. Wujtewicz read the following exhibits into the record:

EXHIBIT 1 - Application and Support Material
EXHIBIT 2 - Plans titled “Resubdivision Property Belonging to: Saint Pauls Catholic Church Corp” dated revised through November 10, 2020
EXHIBIT 3 - Statement of use and consistency
EXHIBIT 4 - Public Hearing Notice published in the Day newspaper on November 14, 2020 and November 18, 2020
EXHIBIT 5 - Public Hearing Notification letter to applicant along with certificates of mailing
EXHIBIT 6 - Staff Report dated November 23, 2020
EXHIBIT 7 - Report of Conservation Commission Action: 170 Rope Ferry Road, Inland Wetland Permit #C-20-16

Surveyor Brian Florek, representing the applicants, reviewed the proposed subdivision, stating that the Church intends to sell lot 2 after approval. Access will be from Granite Court. He noted that

municipal water and sewer are not available on Granite Court, and the new lot will be served by a septic system and well.

Chairman Bunkley asked if there any members of the public who wished to speak regarding this application.

Roy Adamsen stated that he owns three properties on Rope Ferry Road. He stated concerns regarding the easement that is shown on the subdivision plan, and asked what the easement was for. B. Florek stated that the easement appears on past surveys and that he is required to show it on the plan. He stated that as a surveyor he cannot interpret the use of or any rights associated with it. A. Piersall stated that the Commission does not get involved in private property rights between neighbors.

Chairman Bunkley asked if there were any additional public comments. No additional comments were received.

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to close the public hearing at 7:17.

VOTE: 5-0

6. APPLICATION REVIEWS

#PL-20-26 – Request of St. Paul Catholic Church Corp, owner and applicant, for a 2-lot resubdivision for property located at 170 Rope Ferry Road, R-40 Zone, and as shown on plans titled “Resubdivision Property Belonging to Saint Paul’s Catholic Church Corp” revised through September 29, 2020.

The Commission reviewed information contained in the Staff Report (Exhibit 7). The proposed Parcel 1 is configured to meet all the Zoning bulk requirements and lot design standards identified in Section 3.34 of the Zoning Regulations for lots served by municipal water and sewer. Proposed Parcel 2 is configured to meet all the standards and requirements for lots serviced by onsite septic and/or well as required in Section 3.34 of the Zoning Regulations. It also conforms to the bulk zoning requirements relative to minimum lot size, width and frontage.

The Waterford Conservation Commission has granted an inland wetland permit #C-20-16 for regulated activities associated with the proposed residential subdivision.

The Zoning Official has pursued a zoning violation at 23 Granite Court for the removal of trash refuse and debris. The property at 23 Granite Court abuts 170 Rope Ferry Road and more specifically, the proposed Parcel 2. A portion of the refuse and debris that was generated from the owners of 23 Granite Court was also deposited on proposed Parcel 2. While the violation at 23 Granite Court was resolved by cleanup and removal, there still remains trash, refuse and debris on proposed Parcel 2.

The Commission is tasked in determining whether or not the subdivision complies with the Town of Waterford Subdivision Regulations. Because the issue of the trash and debris on the property is a violation of the Zoning Regulations and not the Subdivision Regulations, the review and action on this application for resubdivision approval can proceed and action on the application can be taken by the Commission. The Zoning Official is currently pursuing an enforcement remedy with the owners of 170 Rope Ferry Road. This information relative to the debris on the property is placed into the record in order that should there be a transfer of Parcel 2 once subdivision approval is granted, and prior to compliance with any enforcement action, that the new owner be aware of the existing enforcement action on the property.

MOTION: Motion made by J. Bashaw, seconded by K. Barnett, to make the following findings:

1. The property is located entirely within the R-40 (Low Density Residential) Zone District
2. The division of the property constitutes a re-subdivision in accordance with the definition of resubdivision within the Town of Waterford Subdivision Regulations and State Statute.
3. The proposed lots comply with the lot design standards of Sections 3.34 and 5 of the Town of Waterford Zoning Regulations.
4. The project was issued an Inland Wetlands Permit #C-20-16 and a final report has been submitted to the Planning and Zoning Commission in accordance with CGS 8-26(e)

And to approve Application #PL-20-26 with the following condition:

1. All conditions associated with Inland Wetlands permit #C-20-16 shall be incorporated into this decision as if fully set forth herein.

VOTE: 5-0

#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.

The Commission reviewed a matrix prepared by Staff outlining the Special Permit Findings and review of information presented during the public hearing. The Commission directed staff prepare a Special Permit draft decision for the Commission’s review at the next meeting, scheduled for December 14, 2020.

7. CORRESPONDENCE

No correspondence was reviewed.

8. ADMINISTRATIVE REVIEW

FY2020 Annual Report

MOTION: Motion made by J. Bashaw, seconded by G. Massad, to approve the FY2020 annual report.

VOTE: 5-0

9. ADJOURNMENT

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to adjourn the meeting at 8:37.

VOTE: 5-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary