

**MINUTES**  
**Remote Access**

Planning & Zoning Commission  
Waterford Town Hall

October 19, 2020  
6:30 PM

Members Present: J. Bunkley, J. Bashaw, T. Bleasdale, G. Massad, J. DiBuono  
Alternates Present: K. Barnett  
Staff Present: A. Piersall, Planning Director; M. Wujtewicz, Planner; M. FitzGerald,  
Environmental Planner; D. Choisy, Recording Secretary

**1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES**

Chairman Bunkley called the meeting to order 6:30.

**2. RECEIPT OF APPLICATIONS**

#PL-20-24 – Request of Halifax Development LLC, applicant, to amend the Zoning Regulation Section 8a.2.5 by deleting the following: “excluding drive up windows or counter service”.

M. Wujtewicz stated that this application is in order for receipt, and the public hearing is scheduled for the Commission’s November 9, 2020 meeting.

#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

M. Wujtewicz stated that this application is in order for receipt, and will be scheduled for a public hearing within the statutory time frame.

**3. PUBLIC HEARING**

#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.

M. Wujtewicz read the following exhibits into the record:

- EXHIBIT 47 - e-mail correspondence from Victor Ferry to Abby Piersall dated October 7, 2020
- EXHIBIT 48 - Cross Road Rehabilitation Plans
- EXHIBIT 49 - e-mail correspondence from Victor Ferry regarding communication from Fabcon CFO
- EXHIBIT 50 - e-mail correspondence from Thomas Schacht plus attachment: “2016 PCI Sustainable Plant Performance Report”
- EXHIBIT 51 - Inter-office correspondence from Mark Wujtewicz, RE: Zoning and Development History Former Waterford Airport Property and Vicinity
- EXHIBIT 52 - Beechwood Estates Special Permit Findings Review dated September 28, 1998
- EXHIBIT 53 - Traffic Impact Study for the Bridges Assisted Living Project (Beechwood Estates), prepared by Barken & Mess Associates dated June 3, 1998
- EXHIBIT 54 - Letter dated October 16, 2020 to the Planning & Zoning Commission from the Beechwood Estates Executive Board of Directors



- EXHIBIT 55 - e-mail correspondence dated October 16, 2020 from Fabcon CFO Mark Pederson to Victor Ferry
- EXHIBIT 56 - Certified Copy of the Zoning Regulations Effective through: September 9, 2020
- EXHIBIT 57 - Certified copy of the 2012 Plan of Preservation, Conservation and Development
- EXHIBIT 58 - Overall Site Layout revised to 10/16/20, 6 pages
- EXHIBIT 59 - Grading & Drainage Plan revised to 10/16/20, 6 pages
- EXHIBIT 60 - Stormwater Management Plan revised to 10/16/20, 3 pages
- EXHIBIT 61 - Letter dated October 16, 2020 to Waterford Dept. of Planning & Development from Seamus Moran, PE, Loureiro Engineering Assoc., RE: Application #PL-20-26 Site Plan/Special Permit Proposed Concrete Products Manufacturing Facility, 140 Waterford Parkway South, Fuss & O'Neill Review Comments - 3 pages
- EXHIBIT 62 - Stormwater Narrative w/appendices dated 10/16/20 – 64 pages
- EXHIBIT 63 - Vehicle tracking analysis dated 10/16/20 – 1 page
- EXHIBIT 64 - Environmental Sound Evaluation prepared by Cavanaugh Tocci dated October 16, 2020
- EXHIBIT 65 - Fabcon Site Section
- EXHIBIT 66 - Plan showing distance from project to surrounding properties
- EXHIBIT 67 - Town of Waterford Noise Ordinance
- EXHIBIT 68 - Memo dated October 19, 2020 to the Planning & Zoning Commission from Mark Wujtewicz, Title: Staff Response to Comments from Loureiro Engineering dated October 5, 2020
- EXHIBIT 69 - Memo dated October 19, 2020 to the Planning & Zoning Commission from Abby Piersall, Title: Additional Comments RE: Application PL-20-16, 140 Waterford Parkway South, Fabcon Precast

Project Engineer Seamus Moran of Loureiro Engineering addressed the Commission. He stated that the Design Review Board had approved the proposal earlier in the day, and approval has been received from the Conservation Commission. He reviewed presentation material, entered into the record as Exhibit 70.

Doug Bell of Cavanaugh Tocci reviewed the sound evaluation (Exhibit 64). He stated that noise generated from the site is expected to be within the allowable standards.

Traffic Engineer Kermit Hua of KWH Enterprise reviewed the traffic report submitted as part of Exhibit 1. He noted that there is an intersection with a level of service E or F. He referred to the traffic concerns raised in the letter from the Beechwood Estates Executive Board of Directors (Exhibit 54) and the Traffic Study for the construction of Beechwood Estates (Exhibit 53), and stated that he does not feel that it is the applicant's responsibility to repair or ameliorate the issues concerning the roadway as it is the Town's responsibility for public road repair.

Landscape Architect Cindy Reynolds of Loureiro Engineering reviewed the proposed lighting and landscape plan (pages 46 through 49 of Exhibit 70).

Jeff Prince of Dacon reviewed the siting arrangement (pages 51 & 52 of Exhibit 70). He stated that the building will not be visible from Waterford Parkway South due to proposed landscaping at the front of the parcel, and it may be visible for a short time from Interstate 95.



Clint Brown of Loureiro Engineering reviewed how the project is consistent with the regulations and the POCD (Exhibit 40).

Keith Goodrow of third party reviewer Fuss & O'Neill stated that the applicant submitted responses to the third party review comments previously submitted as Exhibit 11. He noted that there are still some outstanding items, and Fuss & O'Neill will submit a letter outlining the outstanding items.

Mark Vertucci, Sr. Traffic Engineer for Fuss & O'Neill, stated that he had reviewed the traffic study submitted with the application package. Additional comments will be submitted.

J. Bashaw asked if the applicant had responses to the memos submitted by M. Wujtewicz & A. Piersall (Exhibits 68 & 69). C. Brown replied that they have not had a chance to review those items. They will be addressed prior to the next meeting.

J. Bashaw referred to the sound evaluation (Exhibit 64), and asked if the data from the Fabcon plant in Pennsylvania could be provided for comparison. He also asked if there had been any noise violations at any of the other Fabcon facilities. J. Prince replied that he was not aware of any noise violations.

G. Massad stated that he had requested a rendering of the proposed view from Interstate 95 at the previous meeting, and stated concerns that none was provided.

G. Massad asked how many gantry cranes would be on the site, and if there will be any storage trailers on the property. J. Prince replied that there will be 3 gantry cranes, and there could be some trailers there, but not on a regular basis.

G. Massad asked if there is any expansion of the project anticipated. J. Prince replied that there may be expansion in the front of the building in 2 to 5 years.

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

Myra Amsden of 40 Rockwood Drive stated that she had previously submitted a letter to the Commission (Exhibit 29). She has environmental and noise concerns.

Mary Muto of 353 Boston Post Road asked how long the construction will last. J. Prince replied that it should take approximately 12 months.

S. Moran briefly responded by M. Amsden's comments.

**MOTION:** Motion made by J. Bashaw, seconded by T. Bleasdale, to continue the public hearing to the Commission's next meeting, scheduled for November 9, 2020.

**VOTE:** 5-0

## **5. APPLICATION REVIEWS**

No applications were reviewed.

## **6. CORRESPONDENCE**

There was no correspondence.

**7. ADMINISTRATIVE REVIEW**

Nothing was reviewed.

**8. ADJOURNMENT**

**MOTION:** Motion made by J. Bashaw, seconded by T. Bleasdale, to adjourn the meeting at 8:46.

**VOTE:** 5-0

Respectfully Submitted,

  
Dawn Choisy  
Recording Secretary