

**MINUTES  
SPECIAL MEETING  
Remote Access**

Planning & Zoning Commission  
Waterford Town Hall

October 6, 2020  
6:00 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; M. FitzGerald, Environmental Planner; D. Choisy, Recording Secretary

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

Chairman Bunkley called the meeting to order 6:07 and appointed K. Barnett to sit for J. DiBuono.

**2. APPLICATION REVIEW**

#PL-20-17 – Request of Eileen DeGaetano, owner, Evan DeGaetano, applicant, for a 2-lot resubdivision and request for waiver of Section 5.3.8 (Flag Lots) of the Subdivision Regulations for property located at 29 Huntsbrook Road, RU-120 Zone, and as shown on plans titled “Resubdivision Plan, Boundary Survey Plan Prepared for Eileen S. DeGaetano”

G. Massad and T. Bleasdale stated for the record that they had watched the video recording and reviewed the submitted material for this application.

M. Wujtewicz referred to his Staff memo (Exhibit 11). He noted that the acquisition of 26,095 square feet of property from an adjoining property owner at 23 Huntsbrook Rd needs to take place prior to filing of the subdivision plan.

**MOTION:** Motion made by T. Bleasdale, seconded by J. Bashaw, that based on the information provided the Commission finds that:

1. The property is located entirely within the RU-120 (Rural 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 will meet the lot design standards of section 3.34, 3.38 and 6 of the Town of Waterford Zoning Regulations upon the acquisition of land from the adjacent property as shown on the plan.
4. The parcel from which a portion will be conveyed to 29 Hunts Brook Road will remain a conforming parcel to the Lot Design Standards and the RU-120 Zone District requirements.
5. The project was issued an Inland Wetlands Permit #C-20-11 and a final report has been submitted to the Planning and Zoning Commission in accordance with CGS 8-26(e)
6. Based upon a review of the information provided in the record, the Commission finds that the granting of the waiver to Section 5.3.8 allowing one flag lot in the two lot resubdivision will not be detrimental to the public safety, health and welfare nor will it have a significant adverse effect on other adjacent property.

And that the Commission grant the waiver to Section 5.3.8 of the Subdivision Regulations as requested by the applicant and approve application #PL-20-17 with the following conditions:

1. The conveyance of the portion of the adjacent property to 29 Hunts Brook Road as identified on the subdivision plan shall be completed prior to filing the subdivision plan on the lands records. Record of the conveyance shall be provided prior to the release of the final plans for filing.
2. All conditions associated with Inland Wetlands permit #C-20-11 shall be incorporated into this decision as if fully set forth herein.

**VOTE:** 5-0

### **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 1 - Application and support material – 121 pages
- EXHIBIT 2 - Plans titled “Inland Wetlands, Special Permit & Site Plan Application for Concrete Manufacturing Plant” dated July 17, 2020 – 42 pages
- EXHIBIT 3 - Building plans prepared by Dacon Corporation dated May 6, 2020 – 13 pages
- EXHIBIT 4 - Stormwater Management Report dated July 17, 2020 – 338 pages
- EXHIBIT 5 - Inter-office correspondence dated August 6, 2020 from Peter Schlink, Fire Marshal – 1 page
- EXHIBIT 6 - e-mail correspondence dated September 8, 2020 to Mark Wujtewicz from Victor Ferry, Subject: Beechwood Estates Village Briefings. – 2 pages
- EXHIBIT 7 - Article titled “Precast Concrete Manufacturing and the Environment” - 6 pages
- EXHIBIT 8 - List of Properties within 150’ of subject site – 1 page
- EXHIBIT 9 - Letter to Kermit Hua, KWH Enterprises from Chief of Police Brett Mahoney – Police Dept. Traffic Comments – 2 pages
- EXHIBIT 10 - Letter dated August 13, 2020 to Chief Brett Mahoney from Kermit Hua, KWH Enterprises, Responses to Police Dept. Comments – 7 pages
- EXHIBIT 11 - Third party review of prepared by Fuss & O’Neill dated September 21, 2020 – 11 pages
- EXHIBIT 12 - Fabcon Stormwater Pollution Control Plan dated 8/17/20 – 128 pages
- EXHIBIT 13 - Notification of public hearing to applicant dated 9/22/20 – 1 page
- EXHIBIT 14 - Notice of public hearing published in the Day newspaper on 9/24/20 and 9/29/20 – 1 page
- EXHIBIT 15 - Overall Grading and Drainage Plan Aerial dated 7/17/20 – 1 page
- EXHIBIT 16 - Geotechnical report – 269 pages
- EXHIBIT 17 - Environmental Due Diligence Evaluation dated March 2, 2020 prepared by Haley Aldrich – 21 pages
- EXHIBIT 18 - Memo dated September 4, 2020 to the Waterford Conservation Commission from Maureen FitzGerald,, Application #C-20-15, Application Review Comments – 9 pages
- EXHIBIT 19 - Letter dated September 21, 2020 to Seamus Moran, Loureiro Engineering Associates from Mark Wujtewicz, formal Staff review comments – 4 pages
- EXHIBIT 20 - Letter dated 9/10/20 to the Waterford Department of Planning and Development from Loureiro Engineering, Response to Staff’s comments of 9/4/20. – 23 pages

- EXHIBIT 21 - DEEP NDDB Determination letter dated August 15, 2020 – 6 pages
- EXHIBIT 22 - Conceptual Storage Yard Layout – 1 page
- EXHIBIT 23 - Certificates of Abutter Mailings received 9/30/20 – 4 pages
- EXHIBIT 24 - Letter dated September 30, 2020 to Abby Piersall from Rosemary Bancalari & Andrea Thompson – 1 page
- EXHIBIT 25 - Letter dated September 30, 2020 to Abby Piersall from Carol & Guy DiMaggio – 1 page
- EXHIBIT 26 - Letter dated October 1, 2020 to Abby Piersall from Richard Perkins – 1 page
- EXHIBIT 27 - Letter dated October 1, 2020 to Abby Piersall from Steven and Linda Knotts – 1 page
- EXHIBIT 28 - Fabcon Video
- EXHIBIT 29 - Letter dated Oct. 4, 2020 to the Waterford Planning and Zoning Commission from Myra Amsden – 10 pages
- EXHIBIT 30 - Letter dated 10/3/20 from Roberta Radack to Abby Piersall -1 page
- EXHIBIT 31 - e-mail correspondence from Cheryl Forcier to Abby Piersall dated October 3, 2020
- EXHIBIT 32 - Letter dated October 1, 2020 to Abby Piersall from Gerald & Kathleen Swope
- EXHIBIT 33 - Letter dated September 30, 2020 to Abby Piersall from Linnea A. Mesham
- EXHIBIT 34 - Letter dated September 30, 2020 to Abby Piersall from Jeanette Bouges
- EXHIBIT 35 - Letter dated 10/6/20 from R. Beene
- EXHIBIT 36 - Plans titled “Inland Wetlands, Special Permit & Site Plan Application for Concrete Manufacturing Plant” dated July 17, 2020, revised to 10/5/20
- EXHIBIT 37 - Lighting Plan dated 8/4/2020
- EXHIBIT 38 - Stormwater Report revised to 10/5/20 – 556 pages
- EXHIBIT 39 - HydroCAD Report dated October 5, 2020 – 28 pages
- EXHIBIT 40 - Narrative Statement/Special Permit Findings dated October 5, 2020 – 2 pages
- EXHIBIT 41 - Response to Fuss & O’Neill review comments dated October 5, 2020 – 17 pages
- EXHIBIT 42 - Response to Staff’s comments dated October 5, 2020 – 7 pages
- EXHIBIT 43 - Series of photographs:
  - 1) View looking southwest;
  - 2) Aerial View at Devonshire
  - 3) Highway View #1
  - 4) Highway View #2
  - 5) Google Site Plan
  - 6) Ground Level View at Devonshire
  - 7) Ground Level View #2 at Devonshire
- EXHIBIT 44 - Plan showing traffic patterns dated 10/5/2020
- EXHIBIT 45 - Letter dated October 6, 2020 to Abby Piersall from Joanne Davis – 3 pages

Project Engineer Seamus Moran of Loureiro Engineering Associates addressed the Commission. Also present were Clint Brown, Ben Miller, Cindy Reynolds & Henry Withers of Loureiro, and Jeff Prince of Dacon Corporation.

S. Moran noted that the property is the former Waterford Airport site, which is in the IP-1 zone. He stated that the applicant had previously come before the Commission for a text amendment, which was approved under Application #PL-20-13. He reviewed a presentation, entered into the record as Exhibit 46.

J. Prince reviewed the traffic patterns and layout of the building (Exhibit 44). He reviewed the photographs in Exhibit 43, noting that significant screening will be provided.

Henry Withers reviewed the site lighting (Exhibit 37). Cindy Reynolds reviewed the landscape plan (page 29 of Exhibit 36).

G. Massad requested that the applicant provide a rendition of the proposed building looking south from the highway. J. Prince stated that he will try to submit one.

J. Bashaw asked for an explanation of the gantry cranes, and asked if the facility will be in operation 24 hours a day, 7 days a week, and if trucks will be running 24 hours a day. J. Prince replied that they will take measures to be in compliance with the noise regulations. J. Bashaw requested that a noise study be submitted. J. Prince replied that one would be available by the next meeting.

K. Barnett referred to Exhibits 24 & 25, and asked if trucks could use the weigh station as an access. C. Brown replied that the weigh station is under the control of the state and they would not allow the general public to use that as access.

Keith Goodrow, of third party reviewer Fuss & O'Neill, stated that the new material was just received today, and they will respond accordingly.

J. Bashaw asked if the traffic at Waterford Parkway South and Beechwood Drive and Atria was considered. Mark Vertucci, Traffic Engineer with Fuss & O'Neill replied that because Beechwood Drive is a private road, the traffic engineer that performed the study did not consider it.

M. Wujtewicz referred to his comments to Louriero dated 9/21/20 (Exhibit 19), and stated that responses, revised plans & reports were just received today. Staff will have to review the new material prior to the next meeting.

It was the consensus of the Commission to wait to receive public comments until the next meeting, scheduled for October 19, 2020, so that Staff, the third party reviewer and the public have a chance to review the new material submitted. A. Piersall said that Fuss & O'Neill has requested additional funds for their third party review.

**MOTION:** Motion made by J. Bashaw, seconded by T. Bleasdale, to continue the public hearing for Application #PL-20-16 to the next regular meeting of the Commission, which is scheduled for October 19, 2020.

**VOTE:** 5-0

#### 4. ADJOURNMENT

**MOTION:** Motion made by J. Bashaw, seconded by T. Bleasdale, to adjourn the meeting at 7:36.

**VOTE:** 5-0

Respectfully Submitted,



Dawn Choisy  
Recording Secretary