

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
REMOTE MEETING**

RECEIVED FOR RECORD  
WATERFORD, CT

2023 MAY 15 P 1:37

Planning & Zoning Commission  
Remote Access Only

May 9, 2023

ATTEST: *David L. King*  
TOWN CLERK

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

Chairman Massad called the meeting to order at 6:30 PM. B. Chenard was seated for T. Bleasdale and D. Crum was seated for V. Ebersole.

**2. APPROVAL OF MINUTES**

**MOTION:** Motion made by T. Conderino, seconded by K. Barnett, to approve the April 25, 2023 meeting minutes.

**VOTE:** 4-0-1 (B. Chenard abstained)

**3. APPLICATION RECEIPT**

**#PL-23-8** – Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to sell a portion of town-owned property located at 51 Daniels Avenue.

**ACTION REQUIRED BY:**

**6/13/2023**

Application is scheduled to be discussed later in the meeting.

**#PL-23-9** – Request of Waterford Central, LLC and 61A Myrock, LLC, owners, Sig Con Associates, LLC, applicant for site plan approval to locate a multi-family development on property located at 61 and 61A Myrock Avenue, in accordance with Sections 8.1.3, 16.1.2 & 22 of the Zoning Regulations and as shown on plans titled "Waterford Central Site Development Plans" dated 3/16/23, revised to 5/2/23.

**ACTION REQUIRED BY:**

**7/13/2023**

The Commission received the application and scheduled the discussion of the application for May 23, 2023.

**4. APPLICATION REVIEW**

**#PL-23-8** – Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to sell a portion of town-owned property located at 51 Daniels Avenue.

**ACTION REQUIRED BY:**

**6/13/2023**

Attorney Nick Kepple and Kate Ericson, LEARN were present for the application.

M. Wujtewicz reviewed with the Commission the staff report he had prepared. Commissioners had questions regarding the proposed easements and the configuration of the land the town is proposing to retain.

The Commission made the following findings:

1. The Waterford Board of Selectmen presented the referral of this CGS§8-24 application PL-23-8 to the Planning and Zoning Commission.
2. The proposed disposal of a portion of municipal property is a Municipal Improvement that qualifies for a CGS §8-24 review by the Planning and Zoning Commission.
3. The disposal of a portion of the property known as 51 Daniels Avenue Southwest School is supported by the 2012 Plan of Preservation Conservation and Development in that;
  - a. It is consistent with the stated goal in Support of Community Facilities chapter of the Plan by providing adequate services and facilities to meet community needs.
  - b. The remaining portion of the property that will be retained by the Town connects three existing open space parcels thereby contributing to the increase of open space connectivity that is identified in the Plan.
  - c. The remaining portion of the property that will be retained by the Town will assist in contributing to Waterford's character and quality of life by ensuring recreational facilities will be available.

**MOTION:** Motion made by T. Conderino, seconded by B. Chenard, to approve Planning and Zoning CGS §8-24 Application #PL-23-8 to dispose for sale a portion of a Town owned parcel known as 51 Daniels Avenue, Southwest School and that the Town may negotiate easements in favor of LEARN over the property being retained by the Town if needed for LEARN's school project by adopting the findings 1 thru 3 of the staff report and to find that the proposal is consistent with the Town of Waterford 2012 Plan of Preservation Conservation and Development.

**VOTE:** 5-0

## **5. ADMINISTRATIVE REVIEW**

No action was taken.

## **6. CORRESPONDENCE**

No correspondence was received.

## **7. COMMISSION BUSINESS**

M. Wujtewicz updated the commission on existing ongoing projects and potential upcoming projects.

## **8. ADJOURNMENT**

**MOTION:** Motion made by K. Barnett, seconded by T. Conderino, to adjourn the meeting at 6:58 PM.

**VOTE:** 5-0

Respectfully Submitted,



Katrina Kotfer  
Recording Secretary