

MINUTES

Planning & Zoning Commission
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RECEIVED FOR RECORD
WATERFORD, CT
March 28, 2023

2023 APR -4 6:30 PM

TEST: David L. Lange
TOWN CLERK

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

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

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by T. Bleasdale, to approve the March 14, 2023 meeting minutes.

VOTE: 4-0-1(B. Chenard recused)

G. Massad welcomed new alternate Doris Crum to the Commission.

3. APPLICATION RECEIPT

#PL-23-5 – Request of Mago Way Realty, owner & applicant for a Site Plan/Special Permit approval for New Pickleball Court & Clubhouse at 358 & 360 Mago Point Way, MPD zone, in accordance with Sections 14a.3(9), 14a.3(15), 22 and 23 of the Zoning Regulations and as shown on plans entitled "Site Development Plans, New Pickleball Court & Clubhouse, 358-360 Mago Point Way, Waterford, CT 06385, Prepared for Mago Way Realty LLC, Date February 6, 2023".

PUBLIC HEARING REQUIRED BY: 6/1/23

The Commission received the application and it will be scheduled for a public hearing at a future date.

4. APPLICATION REVIEW

#PL-23-2 – Request of Stone Ridge R E, LLC, owner & applicant for a Coastal Site Plan review and site plan approval for Business Offices and Storage Warehouses at 21 Gurley Road, IP-1 zone, in accordance with Sections 13.1.2, 13.1.8, 22 and 25.4 of the Zoning Regulations and as shown on plans entitled "Stone Ridge Business Park, 21 Gurley Road, Waterford, Connecticut".

ACTION REQUIRED BY: 4/13/23

Attorney William Sweeney, Ellen Bartlett, PE, Fred Marzec, Project Architect and Jeffery Dirk, Traffic Engineer, Vanasse & Associates were present for the application. W. Sweeney gave an overview of the project and how it complies with site plan requirements. The project is proposed as incubator space that provides flex office space and warehouse space consisting of six buildings with a combined area of 65,000 square feet. The site will have 170 parking spaces. W. Sweeney noted that the site was the home of the former alms house and the project has

completely avoided that section of the property and the potential archaeological activity. There is a significant mature vegetative buffer along the northern property line adjacent to I-95 that will not be disturbed. There is a large wetland on the property and the activity on the property has been reviewed and received approval from the Conservation Commission. The property will be connected to both water and sewer. The majority of space is proposed to be warehouse. All of the proposed industrial uses will be interior to the buildings. There will be no proposed exterior industrial uses, no exterior storage and the only outside use will be vehicle parking in designated parking spaces. There will be screening on the site from both Oil Mill Road and Gurley Road.

E. Bartlett described the proposed installation for the extension of the water and sewer mains within Gurley Road and Oil Mill Road to connect the property to municipal services. She reviewed the storm water treatment system proposed for the property. She reviewed the landscaping and planting plan and how enhancements have been made.

Fred Marzec, project architect, reviewed colorized renderings of the proposed buildings. Color and texture have been added to the buildings to reduce the visual impact of an industrial look based on the sites proximity to residential uses. The addition of windows and awnings are designed to soften the mass of the building walls.

Jeffery Dirk, Traffic Engineer, Vanasse & Associates reviewed the findings from the Traffic Impact Assessment. He noted that the project will have no significant traffic impact. There will be no significant increases in delay, Level of Service or projected increases in crashes.

Commission members asked if large trucks are projected to be used or if improvements to Oil Mill Road will need to be made. Attorney Sweeney noted that the projected clients would be likely use box trucks. The buildings have not been designed with tractor trailer loading docks. E. Bartlett noted that the installation of the sewer and water mains will require improvements to the roadways where the services will be installed.

M. Wujtewicz reviewed the staff report with the Commission. He also noted that the applicant had met earlier that evening with the Design Review Board with two stipulations regarding the awnings and sign.

The Commission made the following findings:

Findings:

- a. The parcel is located within the Industrial Park (IP-1) Zoning District as identified on the most recently adopted Zone District Map.
- b. The westerly portion of the parcel is located within the Coastal Area Management Boundary and is subject to Coastal Area Management review in accordance with Section 25.4 of the Waterford Zoning Regulations.
- c. The application is for a use(s) permitted subject to Site Plan approval, pursuant to Section 13.1.2 and 13.1.8 of the Waterford Zoning Regulations.
- d. With modifications as specified within the staff report, the site plan conforms to Section 22 of the Town of Waterford Zoning Regulations.

- e. The application meets the criteria for site plan approval with modifications, pursuant to Section 22 of the Waterford Zoning Regulations, subject to conditions 3 and 4.
- f. The public water and sewer main extensions were reviewed by the Planning and Zoning Commission on behalf of the Town of Waterford Utility Commission through a CGS §8-24 application #PL-22-12 and was approved on August 9, 2022 with a finding that there is a variance process established by Town Ordinance that property owners can pursue to delay connection and that the Planning and Zoning Commission continues to strongly recommend that the Utility Commission consider any requests for variance from properties impacted by the extension of the municipal water and sewer system related to application PL-22-12.
- g. The site plan is consistent with the coastal policies in Section 22a-92 of the Connecticut General Statutes and Section 25.4 of the Waterford Zoning Regulations.
- h. The site plan incorporates all reasonable measures which would mitigate the adverse impacts on coastal resources.
- i. The Waterford Conservation Commission issued Inland Wetland Permit# C-22-09 for regulated inland wetland activities.
- j. The Waterford Conservation Commission issued a report of its action on application #C-22-09 in accordance with CGS §8.3(g).
- k. 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 with the following conditions for consideration by the Planning and Zoning Commission
 - The awnings on the buildings be constructed of a durable non-fabric material
 - Stones on the site be incorporated into the sign design elements

and the following conditions:

1. A stormwater Operations and Maintenance Plan shall be provided prior to the issuance of a Certificate of Zoning Compliance.
2. All conditions of approval for Inland Wetland Permit #C-22-09 shall be incorporated into this decision as if fully set forth herein.
3. Prior to filing on the land records, the final plans shall include a detail of the dumpster enclosures.
4. Prior to filing on the land records, the final plans shall be modified to include the revisions to the sidewalk layout as shown on the parking layout plan dated received 3/8/23.
5. Each potential tenant use shall require the issuance of a Zoning Compliance Permit in order to determine consistency with the allowed uses and parking requirements identified on the site plan.
6.
 - a. The awnings on the buildings be constructed of a durable non-fabric material
 - b. Stones on the site be incorporated into the sign design elements

MOTION: Motion made by B. Chenard, seconded by T. Bleasdale, to approve with modifications, the Site Plan for Business Offices and Storage Warehouses located at 21 Gurley Road application PL-23-2 with conditions 1 thru 6 and to adopt the findings a thru k of the staff report

VOTE: 5-0

5. ADMINISTRATIVE REVIEW

No action was taken.

6. CORRESPONDENCE

The Commission noted that a letter regarding a proposed Data Center were received. No action was taken.

7. COMMISSION BUSINESS

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

8. ADJOURNMENT

MOTION: Motion made by T. Bleasdale, seconded by T. Conderino, to adjourn the meeting at 7:36 PM.

VOTE: 5-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary