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David L. Conner
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Planning & Zoning Commission

March 22, 2022
6:30 PM

Members Present: G. Massad, K. Barnett, K. Petrini
Members Absent: T. Bleasedale
Alternates Absent: J. DiBuono
Staff Present: A. Piersall, AICP, Planning Director; M. Wujtewicz, Planner; K. Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Massad called the meeting to order at 6:30 PM. No alternates were seated.

2. APPROVAL OF MINUTES

MOTION: Motion made by K. Barnett, seconded by K. Petrini, to approve the March 8, 2022 meeting minutes as written.

VOTE: 3-0

3. RECEIPT OF APPLICATIONS

No new applications were received by the Commission.

4. DISCUSSION OF OPT OUT OF PA 21-29

Chairman Massad noted that the discussion of the Opt Out of PA 21-29 will be continued to the April 12, 2022 meeting.

5. DRAFT AFFORDABLE HOUSING PLAN

The Commission discussed scheduling a special meeting on Tuesday, March 29, 2022 to finalize the Draft Affordable Housing Plan. It was the consensus of the Commission to schedule a Special Meeting on Tuesday March 29, 2022 to finalize the Draft Affordable Housing Plan and to hold a Public Hearing on the Affordable Housing plan for May 10, 2022.

6. APPLICATION REVIEW

#PL-21-16 – Request of Jon Hendel, Hendels RTE 85 Land LLC, owner & applicant for site plan approval to locate a multi-family development at 969 Hartford Tpke, C-MF zone, in accordance with Sections 16, 18 and 22 of the Zoning Regulations and as shown on plans entitled "Waterford Multifamily Residential Development – Apartment Community".

ACTION REQUIRED BY: 2/24/22
EXTENSION REQUESTED TO: 4/12/22

Attorney Mark Branse, Halloran & Sage, LLP, Darin Overton, P.E. SLR Consultants, Timothy Wentz, AIA, Gate 17 Architecture, LLC and Austin Rohlfing, Recreational Sports Consultant, David Sullivan, P.E., SLR Consultants and Jon Hendel, Owner were all available for the application.

Attorney Mark Branse and Darin Overton reviewed the modifications that had been submitted to the Commission.

M. Wujtewicz reviewed with the Commission his staff report.

MOTION: Motion by K. Petrini, second by K. Barnett to approve with modifications and conditions, the Waterford Multifamily Residential Development Apartment Community site plan application Permit #PL-21-16 for 969 Hartford Turnpike with conditions 1 thru 6 and adopt the findings 1 thru 9 of the staff report, revised March 22, 2022.

VOTE: 3-0

7. CORRESPONDENCE

A. Piersall noted that a letter from Attorney Mark Kepple had been received and distributed to the Commission.

8. COMMISSION BUSINESS

A. Review of past months and ongoing projects

A. Piersall gave a brief update to the status of ongoing projects.

B. Upcoming projects

A. Piersall gave a brief update to the status of upcoming projects.

9. ADMINISTRATIVE REVIEW

Discussion of Potential Amendments to Parking Regulations

The Commission discussed the potential changes to the Parking Regulations and directed staff to prepare a formal application to be submitted.

Discussion of Potential Amendments to Accessory Outdoor Dining

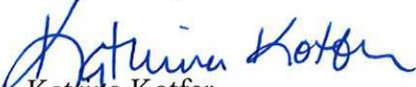
The Commission discussed the potential changes to the Accessory Outdoor Dining Regulations and directed staff to prepare a formal application to be submitted.

10. ADJOURNMENT

MOTION: Motion made by K. Barnett, seconded by K. Petrini, to adjourn the meeting at 7:35 PM.

VOTE: 3-0

Respectfully Submitted,


Katfina Kotfer
Recording Secretary