

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

AGENDA
Remote Access

Planning & Zoning Commission
Zoom

March 8, 2022
6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/88509537916?pwd=UHISZzkzcUh4Z0VBSlpDK0JHekVEUT09>

Meeting ID: 885 0953 7916

Passcode: 605710

One tap mobile

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<https://www.waterfordct.org/planning-development/pages/pzc-virtual-meeting-march-8-2022>

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 APPROVAL OF THE January 25, 2022 MEETING MINUTES

ITEM #3 RECEIPT OF APPLICATIONS

#PL-22-1 – Request of Waterford Woods, LLC, owner & applicant for a modified site plan approval for a multi-family development at 384 & 394 Willets Avenue, Ext., C-MF zone, in accordance with Section 22 of the Zoning Regulations and as shown on plans entitled "Waterford Woods Phase 2 Site Development Plans".

ACTION REQUIRED BY:

5/11/22

ITEM #4 PUBLIC HEARING

Continue Public Hearing and possible action on an opt out of the provisions of PA 21-29 concerning accessory dwellings.

ITEM #5 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

ITEM #6 CORRESPONDENCE

ITEM #7 COMMISSION BUSINESS

A. Appointment of DRB Members

John O'Neill 5/4/21 – 5/4/24

Ed Pellegrini 5/4/21 – 5/4/24

Vacancy 5/4/21 – 5/4/24

B. Review of past months' and ongoing projects

C. Upcoming projects

ITEM #8 ADMINISTRATIVE REVIEW

A. Discussion of Potential Amendments to Accessory Dwelling Units

B. Discussion of Potential Amendments to Parking Regulations

C. Discussion on the Schedule and Next Steps for the Affordable Housing Plan

D. Discussion of Potential Amendments to Accessory Outdoor Dining

ITEM #9 ADJOURNMENT



Katrina Kotfer

Recording Secretary