

MINUTES
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Robert L. Conner
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Planning & Zoning Commission
Waterford Town Hall

March 8, 2022
6:30 PM

Members Present: G. Massad, K. Barnett, K. Petrini (6:32PM)
Members Absent: T. Bleasedale
Alternates Present: 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. J. DiBuono was seated for T. Bleasedale.

2. APPROVAL OF MINUTES

MOTION: Motion made by K. Petrini, seconded by K. Barnett, to approve the January 25, 2022 meeting minutes as written.

VOTE: 3-0-1 (J. DiBuono abstained)

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

Chairman Massad stated that receipt of applications are noted on the agendas to inform the Commission and the public of upcoming business of the Commission.

4. PUBLIC HEARING

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

Chairman Massad opened the continued public hearing.

M. Wujtewicz noted that Exhibits 1 thru 6 were previously read into the record at the January 22, 2022 meeting. He read the following additional exhibits into the record:

EXHIBIT 7 - Email from Mary Childs to Mark Wujtewicz Regarding Public Hearing dated March 7, 2022

EXHIBIT 8 - Letter from Tim and Kim Conderino to the Planning and Zoning Commission dated February 20, 2022

EXHIBIT 9 - Email dated March 8, 2022 from Joanne Davis to Abby Piersall and Mark

Wujtewicz with the following attachments:

1. Public Hearing Testimony_ADUs (1 page)
2. AARP_ABCs of ADUs (20 pages)
3. Wtfd 2012 Plan_PCD_Part 1_Selected Pages (4 pages)
4. Wtfd 2012 Plan_PCD_Part 2_Selected Pages (2 pages)

A. Piersall, Planning Director made a brief presentation reviewing the possible action on an opt out of the provisions of PA 21-29 concerning accessory dwellings.

Chairman Massad asked if there were any members of the public that would wish to speak regarding this application.

Joanne Davis, 14 Beechwood Drive spoke.

Chairman Massad asked three times if there was anyone additional that would like to speak regarding this application.

MOTION: Motion made by K. Barnett, seconded by K. Petrini, to close the public hearing.

VOTE: 4-0

The public hearing closed at 6:54 p.m.

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

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 Branse, presented to the Commission a brief overview of the proposed project. The applicant is proposing 284 apartments in 7 buildings with a clubhouse building, 7 garage buildings and additional recreational spaces.

D. Overton, PE, reviewed the site conditions and proposed engineering for developing the project.

A. Rohlfing gave an in depth presentation regarding the proposed disc golf recreation area.

T. Wentz, AIA, reviewed the proposed elevations and floor plans with the Commission, noting the buildings all have unique features.

Commissioners asked questions of the presenters.

Chairman Massad noted that there were discrepancies between the plans the presenters were showing that evening and the most recent plans that had been distributed to the Commission.

The Commission continued the review to the March 22, 2022 meeting.

6. CORRESPONDENCE

No correspondence was received.

7. COMMISSION BUSINESS

A. Appointment of DRB Members

MOTION: Motion made by K. Barnett, seconded by K. Petrini, to reappoint John O'Neil to the term, 5/4/21 - 5/4/24 for the Design Review Board.

VOTE: 4-0

MOTION: Motion made by K. Barnett, seconded by K. Petrini, to reappoint Ed Pellegri to the term, 5/4/21 - 5/4/24 for the Design Review Board.

VOTE: 4-0

B. Review of past months and ongoing projects

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

C. Upcoming projects

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

8. ADMINISTRATIVE REVIEW

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

An informal virtual public session with Glenn Chalder, AICP will be held on March 22, 2022 from 5:30 pm to 6:30 pm. before the regular Planning & Zoning Commission meeting. Holding a special meeting on March 29, 2022 was discussed.

Discussion of Potential Amendments to Accessory Dwelling Units

Discussion of this item was continued to March 22, 2022 meeting.

Discussion of Potential Amendments to Parking Regulations

Discussion of this item was continued to March 22, 2022 meeting.

Discussion of Potential Amendments to Accessory Outdoor Dining

Discussion of this item was continued to March 22, 2022 meeting.

9. ADJOURNMENT

MOTION: Motion made by K. Barnett, seconded by K. Petrini, to adjourn the meeting at 8:58 PM.

VOTE: 4-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary