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Planning & Zoning Commission
Waterford Town Hall

January 25, 2022
6:30 PM

Members Present: G. Massad, K. Barnett, K. Petrini (6:32PM)
Members Absent: T. Bleasedale
Alternates Absent: J. DiBuono
Staff Present: A. Piersall, 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 6:32 PM.

2. APPROVAL OF MINUTES

MOTION: Motion made by K. Petrini, seconded by K. Barnett, to approve the January 11, 2022 meeting minutes as written.

VOTE: 3-0

3. RECEIPT OF APPLICATIONS

No new applications were received.

4. PUBLIC HEARING

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

Chairman Massad opened the public hearing.

M. Wujtewicz read the following exhibits into the record:

EXHIBIT 1 - Notice of Public Hearing advertised in the Day newspaper on January 11, 2022 and January 18, 2022
EXHIBIT 2 - Section 3.36 of the current Zoning Regulations (Accessory Apartments)
EXHIBIT 3 - Section 3.39 of the current Zoning Regulations (Accessory Apartments)
EXHIBIT 4 - State of Connecticut Public Act 21-29
EXHIBIT 5 - Public Hearing Presentation prepared by A. Piersall
EXHIBIT 6 - Zone District Map

A. Piersall, Planning Director made a presentation regarding 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 wished to speak regarding this application.

Anne Darling, 132A Shore Road spoke.
Daniel and Susan Doherty, 48B Dimmock Road spoke.

MOTION: Motion made by G. Massad, seconded by K. Barnett, to continue the public hearing to the February 22, 2022 Planning & Zoning Commission meeting.

VOTE: 3-0

5. APPLICATION REVIEW

No applications were discussed.

6. CORRESPONDENCE

No correspondence was received.

7. COMMISSION BUSINESS

- A. Review of past months and ongoing projects
- B. Upcoming projects

A. Piersall updated the Commission on the status of ongoing projects and projects that may be coming before the Commission. The Commission discussed cancelling the February 8, 2022 meeting due to potential quorum issues and were able to reach a consensus on scheduling a special meeting for Tuesday, February 15, 2022.

8. ADMINISTRATIVE REVIEW

A. Piersall noted that the request for services for the update to the POCD was sent out to bid and she should have an update at the February 22, 2022 meeting.

9. ADJOURNMENT

MOTION: Motion made by K. Barnett, seconded by K. Petrini, to adjourn the meeting at 7:34 PM.

VOTE: 3-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary