

MINUTES

Planning & Zoning Commission

RECEIVED FOR RECORD
WATERFORD, CT
2022 DEC 29
December 13, 2022: 24
6:30 PM
ATTEST: *David L. Campos*
TOWN CLERK

Members Present: Chairman Greg Massad, Karen Barnett, Tim Bleasdale, Victor Ebersole and Tim Conderino
Alternates Present: Bertrand Chenard (6:50 pm)
Alternates Absent: Joseph DiBuono
Staff Present: Mark Wujtewicz, Planner and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

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

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Bleasdale, seconded by G. Massad, to approve the November 29, 2022 meeting minutes.

VOTE: 5-0

3. APPLICATION RECEIPT

No applications were received.

4. APPLICATION REVIEW

#PL-22-17 – Request of Adams Builders, LLC, owner & applicant for a site plan approval for a multi-family development at 48 Great Neck Road, PDD-2 zone, in accordance with Sections 22 and 30.2 of the Zoning Regulations and as shown on plans entitled "Planned Design District 2 (PDD-2) Ivy Hill Village".

ACTION REQUIRED BY:

1/19/23

Joe Wren, PE, Skip Adams, owner and Gordy Adams, owner were available for the application.

J. Wren reported that the Design Review Board had met earlier that evening and no negative or outstanding questions remain.

J. Wren noted that this project had previously received approval from the Waterford Inland Wetland Commission for the private road crossing. There are 40 units total. 20 units will be standalone units and there will be 10 duplex units for another 20 units. Four of the 40 units representing 10 percent of the total units proposed will meet the state guidelines for affordability. While this project is not an 8-30g applications, the developer is proposing to incorporate the affordability and managing criteria as defined in Section 8-30g of the CT State Statutes.

He noted that there will be community amenities for the project including a post and beam pavilion and 1/3 mile six foot wide walking path throughout the property and new crosswalk linking the project to the sidewalk on the opposite side of Great Neck Road. The roadways and utilities will all be privately owned and maintained through a homeowner's association. The homeowners association will be responsible for trash pickup by hiring one private trash collection company. The developer is having discussions with the postal to incorporate individual mailboxes at the units rather than providing a single mail box structure.

J. Wren described the onsite stormwater maintenance system.

The proposed homes are all designed to be compact and energy efficient. Each home will have a parking space in the driveway and a parking space in each home's garage. There are scattered throughout the property an additional 12 guest parking spaces.

M. Wujtewicz reviewed the staff report dated December 13, 2022 with the Commission.

The Commission made the following findings:

1. The parcel is located within the PDD-2 Zoning District as identified on the most recently adopted Zone District Map
2. The project is a multi-family development which is a permitted use within the PDD-2 Zone District.
3. The project is consistent with Section 30.2.1(d) of the Waterford Zoning Regulations in that 10% of the total number of dwelling units within Ivy Hill Village are designated as affordable housing units as defined by CGS 8-30g.
4. The Waterford Conservation Commission issued Inland Wetland Permit# C-22-7 for regulated inland wetland activities.
5. The Waterford Conservation Commission has submitted to the Planning and Zoning Commission a final report in accordance with CGS 8-3(g)
6. With modifications, the site plan conforms to Section 22 of the Town of Waterford Zoning Regulations.
7. 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 to the Planning and Zoning Commission.

and that the Commission approve the proposal with the following conditions:

1. The Affordable Housing Plan submitted into the record shall be reviewed and found acceptable by the Town Attorney relative to form and substance prior to endorsement of the final plans.
2. The Conservation Easement shall be reviewed and found acceptable by the Town Attorney relative to form and substance prior to endorsement of the final plans.
3. The Homeowners Declaration of Ivy Hill Village shall be reviewed and found acceptable by the Town Attorney relative to form and substance prior to endorsement of the final plans.
4. The road serving Ivy Hill Village as well as the water, sewer and stormwater drainage utility infrastructure located within the parcel known as 48 Great Neck Road shall be held in private ownership by the Common Interest Community and shall be permanently set aside in such a manner as to relieve the Town from ever having to own or maintain such road and utility infrastructure.
5. All conditions of approval for Inland Wetland Permit #C-22-7 shall be incorporated into this decision as if fully set forth herein.
6. A stormwater Treatment Facility Operation and Maintenance Plan consistent with Section 25.6.14 of the Zoning Regulations shall be prepared by the Project engineer and submitted for review and approval by the Planning Department prior to endorsement of the final plans.
7. An annual inspection and maintenance report shall be submitted to the Planning Office by the responsible party once per year documenting that the stormwater management components have been properly maintained and are functioning as designed.

MOTION: Motion made by T. Bleasdale, seconded by V. Ebersole, to approve with conditions, Ivy Hill Village Multi-Family Development site plan Application #PL-22-17

for 48 Great Neck Road with conditions 1 thru 7 and adopt the findings 1 thru 7 of the staff report.

VOTE: 5-0

5. ADMINISTRATIVE REVIEW

Discussion of potential amendments regarding Accessory Dwelling Units

The Commission reviewed and discussed the proposed regulation amendments with a revision date of December 13, 2022.

The Commission discussed using either building square footage or gross floor area square footage. It was the consensus of the Commission to utilize Gross Floor Area when calculating the maximum percent size of an ADU.

The Commission discussed the maximum size of an ADU on larger parcels greater than 5 acres and to use the term ... "whichever is greater" when determining maximum size of an ADU. The Commission recognized that some ADU's may be constructed that would exceed the gross floor area of the principal building. It was the consensus of the Commission to include language in the proposed regulations that would allow for the designation of the principal building to become the ADU and the designation of the ADU to become the principal use.

The Commission directed staff to incorporate discussion points for review at the January 10, 2022 meeting.

6. CORRESPONDENCE

No correspondence was received or discussed.

7. COMMISSION BUSINESS

A. Review of past months and ongoing projects

The Commission was updated on the status of the apartment development of Willetts Avenue

B. Upcoming projects

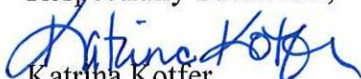
The gas station on Rte 1 in front of the Aldi's center will be before them for a site plan application soon.

8. ADJOURNMENT

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett, to adjourn the meeting at 8:03 PM.

VOTE: 5-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary