

MINUTES
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Planning & Zoning Commission
Waterford Town Hall

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WATERFORD, CT

2020 AUG 27 PM 1:22

August 24, 2020

6:30 PM

Members Present: J. Bunkley, T. Bleasdale, G. Massad
Members Absent: J. Bashaw, J. DiBuono
Alternates Present: K. Barnett
Staff Present: A. Piersall, Planning Director; M. Wujtewicz, Planner; D. Choisy,
Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Bunkley called the meeting to order at 6:30. K. Barnett was appointed to sit for J. Bashaw.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett, to approve the minutes of the July 27, 2020 meeting as written.

VOTE: 2-0-2, G. Massad and K. Barnett abstaining.

3. RECEIPT OF APPLICATIONS

#PL-20-16 – Request of Fabcon Precast, applicant, Mathon Fund I LLC, owner for Special Permit and site plan approval to construct a concrete manufacturing facility on property located at 140 Waterford Parkway South, IP-1 Zone, in accordance with Sections 13, 22 and 23 of the Zoning Regulations as shown on plans entitled “Inland Wetlands, Special Permit & Site Plan Application for Concrete Manufacturing Plant” dated July 17, 2020.

A. Piersall stated that this proposal is currently being reviewed by the Conservation Commission, and will be scheduled for a public hearing within the statutory timeframe. A third-party peer review is being conducted.

#PL-20-17 – Request of Eileen DeGaetano, owner, Evan DeGaetano, applicant, for a 2-lot resubdivision and request for waiver of Section 5.3.8 (Flag Lots) of the Subdivision Regulations for property located at 29 Huntsbrook Road, RU-120 Zone, and as shown on plans titled “Resubdivision Plan, Boundary Survey Plan Prepared for Eileen S. DeGaetano”

M. Wujtewicz stated that this application will be scheduled for a public hearing within the statutory timeframe.

4. PUBLIC HEARING

#PL-20-19 – Application made by the Waterford Planning & Zoning Commission to amend the Waterford Zoning Regulations Section 3.19 (Temporary Forms of Outdoor Entertainment) and add Section 3.44 regarding temporary outdoor dining.

A. Piersall read the following exhibits into the record:

EXHIBIT 1 - Application
EXHIBIT 2 - Proposed Regulation Section 3.44

- EXHIBIT 3 - Proposed Amendment to Section 3.19
EXHIBIT 4 - Excerpts from the 2012 Plan of Preservation, Conservation and Development
EXHIBIT 5 - Notice of Public Hearing advertised in the Day newspaper on June 29, 2020 and July 6, 2020
EXHIBIT 6 - Certified Copy of Town of Waterford Zoning Regulations effective date: June 25, 2020
EXHIBIT 7 - e-mail correspondence dated August 10, 2020 from John Bashaw

Chairman Bunkley asked if the Commission members had any questions or comments regarding the proposed regulation amendments. Commission members had no questions or comments.

Chairman Bunkley asked if there was any members of the public who wished to speak regarding this application. No members of the public spoke.

MOTION: Motion made by G. Massad, seconded by T. Bleasdale, to close the public hearing at 6:40.

VOTE: 4-0

5. APPLICATION REVIEWS

#PL-20-19 – Application made by the Waterford Planning & Zoning Commission to amend the Waterford Zoning Regulations Section 3.19 (Temporary Forms of Outdoor Entertainment) and add Section 3.44 regarding temporary outdoor dining.

A. Piersall noted that the Governor issued a new Executive Order 7000 extending the activities permitted by Executive Order No. 7MM through November 12, 2020. The proposed regulation amendments will further extend the permitted activities to the end of the year.

MOTION: Motion made by T. Bleasdale, seconded by G. Massad, to amend the Waterford Zoning Regulations Section 3.19 (Temporary Forms of Outdoor Entertainment) and add Section 3.44 regarding temporary outdoor dining as presented in the application.

VOTE: 4-0

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett, to set the effective date for the regulation amendments for September 9, 2020.

VOTE: 4-0

6. CORRESPONDENCE

No correspondence was received.

7. ADMINISTRATIVE REVIEW

Consideration of a proposal from Planimetrics to complete the Waterford Affordable Housing Plan.
The Commission reviewed the proposed scope of work outlined in the Modification to Agreement for Affordable Housing Plan submitted by Glenn Chalder of Planimetrics. He is proposing to undertake the work for a lump sum fee of \$10,000.

MOTION: Motion made by T. Bleasdale, seconded by G. Massad, to authorize Staff to enter into an agreement with Planimetrics to pay \$10,000 to complete a draft Waterford Affordable Housing Plan per the scope of work included in the July 24, 2020 correspondence from Glenn Chalder of Planimetrics.

VOTE: 4-0

8. ADJOURNMENT

MOTION: Motion made by T. Bleasdale, seconded by G. Massad, to adjourn the meeting at 6:53.

VOTE: 4-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary