

MINUTES
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Planning & Zoning Commission
Waterford Town Hall

July 27, 2020
6:30 PM

Members Present: J. Bunkley, J. Bashaw, T. Bleasdale
Members Absent: G. Massad, J. DiBuono
Alternates Absent: 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 6:34. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to approve the minutes of the July 13, 2020 meeting as written.

VOTE: 3-0

3. RECEIPT OF APPLICATIONS

No new applications were received.

4. APPLICATION REVIEWS

#PL-20-21 – Request of Lorraine Harrington & Christina LaPlante, Trustees and applicant, for Coastal Site Plan review and approval in accordance with Section 25.4 of the Zoning Regulations for installation of a bulkhead at 4 Bayside Avenue, VR-10 zone, and as shown on plans titled “Coastal Site Plan, New Bulkhead” dated April 10, 2020, revised to 7/2/20.

A. Piersall noted that the applicant’s agent had not yet signed in to the meeting.

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to rearrange the agenda and review Item #5 at this time.

VOTE: 3-0

5. CORRESPONDENCE

Letter dated July 6, 2020 to Mark Wujtewicz from John Sharpe, Collaboration Capital, RE: Proposal to Amend Special Design District.

J. Sharpe briefly reviewed with the Commission the possibility of amending the Special Design District (SDD) to remove the restriction excluding drive-thru’s for restaurants.

4. APPLICATION REVIEWS

#PL-20-21 – Request of Lorraine Harrington & Christina LaPlante, Trustees and applicant, for Coastal Site Plan review and approval in accordance with Section 25.4 of the Zoning Regulations for installation of a bulkhead at 4 Bayside Avenue, VR-10 zone, and as shown on plans titled “Coastal Site Plan, New Bulkhead” dated April 10, 2020, revised to 7/2/20.

Keith Nielsen, representing the applicants, reviewed this application with the Commission. The

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project consists of constructing a sheet pile bulkhead of approximately 168 feet in length, and placing approximately 500 cubic yards of clean gravel and topsoil behind the bulkhead. Approximately 300 cubic yards of the fill is proposed to be placed within the Coastal Management Area that lies within the jurisdiction of the Town. The remaining 200 cubic yards of fill will be placed waterward of the Coastal Jurisdiction Line within the CT DEEP jurisdiction, and has been approved through a permit from DEEP. The Army Corps of Engineers had also issued a statement verifying that the activity is authorized under a General Permit.

M. Wujtecwicz reviewed the Summary and Recommendations contained in the Coastal Site Plan Review Written Findings & Decisions. CGS Section 22a-92(b)(2)(F) states, in part, that one of the purposes of the Coastal Area Management Act is to "Promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary to protect commercial and residential structures and substantial appurtenances that are attached or integral thereto, constructed as of January 1, 1995, infrastructural facilities or water dependent uses." Statutory policy of the CGS section 22a-92(b)(2)(J) states that "Structural alternatives are permissible when necessary and unavoidable for the protection of infrastructural facilities, water dependent uses, or existing inhabited structures, and where there is no feasible, less environmentally damaging alternative and where all reasonable mitigation measures and techniques have been provided to minimize adverse environmental impacts." The placement and installation of the bulkhead structure and all work located within the jurisdiction of the State of Connecticut which is defined as water-ward of the Coastal Jurisdiction Line (CJL el. 2.1) was permitted by the CT DEEP through issuance of Permit #201913613-SDFWQC. The area of concern within the Town of Waterford's Coastal Management Area jurisdiction, landward of the CJL includes fill and grading to continue the slope to existing grade and lawn area behind the house. The Commission finds that the continuation of the slope to the extent necessary in order to maintain an adequate grade and provide a vegetated slope is acceptable and necessary due to the proximity of the eroded slope to the existing home.

Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures:

The project as presented identifies the proximity of the disturbance to the coastal resource. This disturbance is of a temporary nature during the construction of the bulkhead. Erosion controls shall be incorporated as identified on the site plan and at the top of slope in order to mitigate any adverse impacts from erosion that may occur from surface runoff during the regrading, soil and vegetation installation. The erosion controls shall be left in place until the site has been permanently stabilized.

Water quality and/or stormwater impact:

There is a potential for a temporary negative impact to water quality during the construction phase of the project. This potential will be mitigated through the installation and maintenance of erosion control measures as identified on the plan.

Conditions:

1. If erosion control measures identified on the plan are determined to not provide adequate erosion control during construction, additional containment measures shall be incorporated in the field.

MOTION: Motion made by J. Bashaw, seconded by T. Bleasdale, to find that the Planning and Zoning Commission has examined the plans and all other documentation and comments offered by the applicant and reviewing agencies and finds the application consistent with Section 25 of the Waterford Zoning Regulations. The proposal, as

presented and submitted with conditions, is consistent with stated Coastal Area Management policies.

VOTE: 3-0

6. ADMINISTRATIVE REVIEW

Updates on Temporary Forms of Outdoor Entertainment and Outdoor Dining

A. Piersall informed the Commission that Staff may bring an amendment to the outdoor entertainment and dining regulations to the Commission. She also informed the Commission that a request had been received to allow temporary use of the vacant pad site at the Wal-Mart Property on Waterford Parkway North for the showing of drive-in movies as a temporary form of outdoor entertainment.

7. ADJOURNMENT

MOTION: Motion made by T. Bleasdale, seconded by J. Bashaw, to adjourn the meeting at 7:08.

VOTE: 3-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary