

MINUTES

Planning & Zoning Commission
Remote Access Only

January 10, 2023
6:30 PM

Members Present: Karen Barnett, Victor Ebersole and Tim Conderino
Members Absent: Chairman Greg Massad and Tim Bleasdale
Alternates Present: Bertrand Chenard
Alternates Absent: Joseph DiBuono
Staff Present: Jonathan Mullen, AICP, Planning Director, Mark Wujtewicz, Planner and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

K. Barnett called the meeting to order at 6:30 PM. Alternate B. Chenard was seated for G. Massad.

2. APPROVAL OF MINUTES

MOTION: Motion made by V. Ebersole, seconded by T. Conderino, to approve the December 13, 2022 meeting minutes.

VOTE: 3-0-1 (B. Chenard)

3. APPLICATION RECEIPT

No applications were received.

4. APPLICATION REVIEW

#PL-22-18 – Request of Mehak Realty, LLC, owner & applicant for a site plan approval for a convenience store with fuel dispensing at 118 Boston Post Road, C-G zone, in accordance with Sections 8.1.2 and 22 of the Zoning Regulations and as shown on plans entitled "New Convenience Store and Fueling Station".

ACTION REQUIRED BY:

2/23/23

Tim Griffing, Loureiro Engineering Associates, Inc. was available for the application and made a presentation.

T. Griffing reviewed the site with the Commission. He described the existing site conditions and presented the proposed upgrades and improvements. The project as proposed is to redevelop an existing site containing a 677 sf convenience store and 4 gasoline pump islands and to construct a new 1,560 sf convenience store, 3 fuel pump islands and a canopy. The project was previously granted variances by the Zoning Board of Appeals for setbacks for the building and canopy as well as a reduction in the number of parking spaces proposed. He explained the existing drainage on the site and described the changes to be proposed to capture the and treat the storm water through the installation of a stormwater management system to treat onsite surface stormwater utilizing a grassed swale and drainage basin.

Traffic circulation within the site and site line at the site exit was reviewed with the Commission. The proposed landscaping was reviewed with the Commission. He described the plantings and additional landscaping proposed on the site.

T. Conderino requested information regarding areas on the site for snow storage. T. Griffing pointed out locations on the site where there would be the potential for snow storage.

B. Chenard expressed concerns that the proposed tree screening along the easterly property line may interfere with the use of the driveway on the adjoining property. T. Griffing stated that he believed that the species chosen for that area were appropriate given their proximity to the adjoining driveway. T. Griffing described the tanker delivery of product and stated that there will be a period of time when the truck is delivering product that a fueling station will not be accessible. B. Chenard expressed concern with the stormwater that will be generated from the canopy and how it will be directed on the suite. T. Griffing explained that he did not have information as to how the stormwater will be directed from the canopy roof.

K. Barnett asked about traffic circulation entering and exiting the site. T. Griffing described the signage and pavement markings that will be incorporated into the site in order to promote the one-way traffic circulation.

J. Mullen asked for the ability to use mountable concrete curb in order to accommodate for the travel movement of delivery truck at the front island.

M. Wujtewicz reviewed the revised staff report with the Commission that incorporated an additional condition that was a result of the meeting with the Design Review Board regarding the building material details, the earlier that evening. Staff also recommended two additional conditions be added as a result of the commission's discussion of the application that evening. That the stormwater drainage from the canopy be connected into the proposed subsurface drainage conveyance system

The Commission made the following findings:

1. The retail store with gasoline dispensing is a permitted use within the CG Zone District.
2. Variances were granted by the Zoning Board of Appeals through Application ZBA-22-5.
3. The variances granted through application ZBA-22-5 have been incorporated into this project site plan.
4. The site plan conforms to Section 22 of the Town of Waterford Zoning Regulations by incorporating the variances previously granted through ZBA-22-5.
5. 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 conditional report to the Planning and Zoning Commission.

The Commission discussed the following conditions:

1. A copy of the completed stormwater maintenance and inspection reports shall be provided to the Planning and Zoning Department on a continual basis.
2. Building material details including color be provided to the Design Review Board for review and approve prior to filing the final plans on the Land Records.
3. Drainage from the canopy shall be connected to the subsurface drainage conveyance. This modification shall be shown on the final plans prior to filing on the Land Records.
4. Mountable concrete curbing shall be installed to accommodate delivery trucks. This modification shall be shown on the final plans prior to filing on the Land Records.

MOTION: Motion made by K. Barnett, seconded by B. Chenard, to approve with conditions Planning and Zoning Modified Site Plan Application #PL-22-18 the New Convenience Store and Fueling Station located at 118 Boston Post Road with conditions 1 thru 4 and to adopt the findings 1 thru 5 of the staff report.

VOTE: 4-0

5. ADMINISTRATIVE REVIEW

No discussion occurred.

6. CORRESPONDENCE

No correspondence was received or discussed.

7. COMMISSION BUSINESS

A. Review of past months and ongoing projects

M. Wujtewicz informed the Commission of the upcoming webinar sponsored by the CT Bar Association and that the members of the Commission should submit their intent to register.

J. Mullen updated the Commission on the progress of the POCD.

B. Upcoming projects

8. ADJOURNMENT

MOTION: Motion made by B. Chenard, seconded by T. Conderino, to adjourn the meeting at 7:25 PM.

VOTE: 4-0

Respectfully Submitted,

Katrina Kotfer
Recording Secretary