

**MINUTES**

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WATERFORD, CT

2023 FEB 14 4 08 40  
February 7, 2023  
6:30 PM

Planning & Zoning Commission  
Remote Access Only

ATTEST: *Doreen L. Campese*

Members Present: Chairman Greg Massad, Karen Barnett, Victor Ebersole and Tim Conderino  
Members Absent: 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**

Chairman Massad called the meeting to order at 6:30 PM. Alternate B. Chenard was seated for T. Bleasdale.

**2. APPROVAL OF MINUTES**

B. Chenard asked the Commission to revise the wording on page two by replacing the second paragraph with the following:

“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. B. Chenard raised a safety question regarding customer use of the gas pumps during refueling truck deliveries since the truck would effectively block access from the northerly side of the pump bays. 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 some filling station pumps would not be accessible. B. Chenard expressed concern with how the stormwater from the canopy will be directed on the site. T. Griffing explained that he did not have information as to how the stormwater will be directed from the canopy roof.”

**MOTION:** Motion made by B. Chenard, seconded by V. Ebersole, to approve the January 10, 2023 meeting minutes as amended.

**VOTE:** 4-0-1 (G. Massad did not attend the January 10, 2023 meeting)

**3. APPLICATION RECEIPT**

#PL-23-2 – Request of Stone Ridge R E, LLC, owner & applicant for a Coastal Site Plan review and site plan approval for Business Offices and Storage Warehouses at 21 Gurley Road, IP-1 zone, in accordance with Sections 13.1.2, 13.1.8, 22 and 25.4 of the Zoning Regulations and as shown on plans entitled "Stone Ridge Business Park, 21 Gurley Road, Waterford, Connecticut".

**ACTION REQUIRED BY:** 4/13/23

M. Wujtewicz noted that a new application was submitted after the agenda had been posted.

#### 4. APPLICATION REVIEW

#PL-23-1 – Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to sell town-owned property located at 1 Hamel Court.

M. Wujtewicz reviewed the staff report and the proposed findings with the Commission.

The Commission reviewed the email from T. Bleasdale regarding the consideration of using this property to create affordable housing. G. Massad commented that the points of consideration that were raised in T. Bleasdale's email were legitimate and valid. It was the consensus of the Commission that they should be considered in a larger context going forward for when the Town establishes a formal process in establishing and managing affordable housing units.

The Commission agreed and made the following findings relative to Application PL-23-1:

1. The proposed disposal of municipal property is a Municipal Improvement that qualifies for a CGS §8-24review by the Planning and Zoning Commission.
2. The disposal of property known as 1 Hamel Court is supported by the 2012 Plan of Preservation Conservation and Development in that the parcel is not included in any existing or proposed Open Space/Greenbelt/Trail System and therefore would not contribute to the Town's open space and greenbelt system as identified on the Open Space Plan.
3. The parcel's non-conforming status and location makes it inadequate to provide for services and facilities to meet community needs.

**MOTION:** Motion made by B. Chenard, seconded by T. Conderino, to approve Planning and Zoning CGS §8-24 Application #PL-23-1 to dispose for sale of a Town owned parcel known as 1 Hamel Court by adopting the findings 1 thru 3 of the staff report and to find that the proposal is consistent with the Town of Waterford 2012 Plan of Preservation Conservation and Development.

**VOTE:** 5-0

#### 5. ADMINISTRATIVE REVIEW

Discussion of potential amendments regarding Accessory Dwelling Units

The Commission reached a consensus to move the discussion to the February 28, 2023 meeting, no further action was taken.

#### 6. CORRESPONDENCE

No correspondence was received or discussed.

#### 7. COMMISSION BUSINESS

##### A. Review of past months and ongoing projects

M. Wujtewicz updated the Commission on the progress ongoing projects.

##### B. Upcoming projects

**8. ADJOURNMENT**

**MOTION:** Motion made by B. Chenard, seconded by V. Ebersole, to adjourn the meeting at 7:00 PM.

**VOTE:** 5-0

Respectfully Submitted,



Katrina Kotfer  
Recording Secretary