

MINUTES

Planning & Zoning Commission
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WATERFORD, CT
March 14, 2023
2023 MAR 21 P 2: 53 PM

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

TESTED: David L. Conroy
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman 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 T. Conderino, to approve the February 28, 2023 meeting minutes.

VOTE: 5-0

3. APPLICATION RECEIPT

#PL-23-4 – Application of the Waterford Planning & Zoning Commission to amend the following Sections of the Waterford Zoning Regulations: Section 1 (Definitions), Sections 3.9.11, 3.9.12, 3.36 (Accessory Apartments), 3.39 (Accessory Dwelling Units), 4.1.7, 4.2.8, 5.1.7, 5.2.11, 6.1.8, 6.2.11, 6A.4.6, 7.1.9, 7A.2.7, 8.1.17, 10.2.16, 17.1.11, 17.2.3 as they relate to Accessory Dwelling Units.

M. Wujtewicz noted that the new application will be referred to the Southeastern CT Council of Government in accordance with State Statute which requires the referral to be made no later than thirty days before the public hearing. Based on this requirement the Commission established the public hearing date for April 25, 2023.

4. APPLICATION REVIEW

#PL-23-3 – Request of Mark Spery, owner & applicant for a Coastal Site Plan approval for Grading at 21 Oswegatchie Road, R-20 zone, in accordance with Sections 22, 25.4 and 25.5 of the Zoning Regulations and as shown on plans entitled "Coastal Site Plan New Stone Scour Wall Niantic River, January 3, 2023".

ACTION REQUIRED BY:

5/4/23

Keith Neilson, PE, reviewed the application with the Commission. He described to the Commission that the project is to construct a stone retaining wall of approximately 20 feet in length with a 6 foot return and that there will be approximately 10 cubic yards of sand, stone and gravel behind the retaining wall and backfill landward to the existing grade elevation of 11. He noted that the proposed work will be done by hand and he feels it is an essential erosion and sediment control structure. He noted there is one coastal wetland plant (Sea myrtle) that will need to be protected during construction and there is a tree in the vicinity that, based upon its condition will possibly be removed.

K. Neilson informed the Commission that there is a pending Structures and Dredging Permit Application with DEEP for the proposed stone wall.

T. Bleasdale inquired as to the status of the procedure of the permit review with DEEP and whether or not there are may be any anticipated changes to what is being presented tonight. K. Neilson explained that DEEP has visited the site and felt confident that there won't be any changes proposed by DEEP. He stated that they are ready to approve the construction and placement of the stone wall.

M. Wujtewicz reviewed with the written findings with the Commission.

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett, to approve the application and to find the application consistent with Section 25 of the Waterford Zoning Regulations and with stated Coastal Area Management policies with the following 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.
2. If any changes are to be made to this plan as a result of DEEP review that the applicant must return to the Commission for approval.

VOTE: 5-0

5. PLAN OF PRESERVATION, CONSERVATON AND DEVELOPMENT

Rory Jacobson, FHI Studio, Inc., reviewed the Stakeholder Meeting Summaries, online survey and interactive mapping findings, the layout styles with the Commission. She also reviewed with the Commission the vision and goal statements. The Commission discussed reviewing the vision and goals and forwarding their comments to staff within the next ten days and to discuss at the next meeting.

6. ADMINISTRATIVE REVEIW

No action was taken.

7. CORRESPONDENCE

The Commission noted that two letters regarding a proposed Data Center were received. No action was taken.

8. COMMISSION BUSINESS

M. Wujtewicz updated the commission on existing ongoing projects and potential upcoming projects.

9. ADJOURNMENT

MOTION: Motion made by T. Conderino, seconded by V. Ebersole, to adjourn the meeting at 7:35 PM.

VOTE: 5-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary