

**PLANNING AND ZONING COIMMISSION  
MEETING M I N U T E S**

RECEIVED FOR RECORD  
WATERFORD, CT

2023 JUN 20 P 3:57  
June 13, 2023

6:30 PM  
ATTEST: *Doris Crum*  
TOWN CLERK

Planning & Zoning Commission  
Town Hall

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

**1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES**

K. Barnett, called the meeting to order at 6:37 PM. B. Chenard was seated for T. Bleasdale and D. Crum was seated for G. Massad.

**MOTION:** Motion made by T. Conderino, seconded by D. Crum, to appoint K. Barnett as Temporary Chair.

**VOTE:** 4-0

**2. APPROVAL OF MINUTES**

**MOTION:** Motion made by B. Chenard, seconded by T. Conderino, to approve the May 23, 2023 meeting minutes.

**VOTE:** 4-0

**3. APPLICATION RECEIPT**

No applications were received by the Commission.

**4. APPLICATION REVIEW**

#PL-23-6 – Application by Melissa Occhionero Hume to amend the Waterford Zoning Regulations Sections 1 Definitions: (Home Occupations) and 3.11.11(Parking, Home Occupations).

**PUBLIC HEARING REQUIRED BY:** 6/29/23

Attorney, Jeffery Londregan and Brian Florek, LS, were present for the application.

M. Wujtewicz read the following exhibits into the record:

EXHIBIT            Application Package  
          1a            Application (9 pages)  
          1b            Proposed New Zoning Sections (1 page)

- EXHIBIT 2 - Town of Waterford Zoning Regulations Revised Through Effective Date: May 24, 2023 (4 Pages)
- EXHIBIT 3 - Public Hearing Notice run in The Day newspaper May 30, 2023 and June 6, 2023
- EXHIBIT 4 - Referral to SCCOG
- EXHIBIT 5 - Copy of application date stamped received 5/10/23 in Town Clerk's Office.
- EXHIBIT 6 - Memorandum from Atty. Jeffrey T. Londregan to Mark Wujtewicz dated June 1, 2023 (5 pages)
- EXHIBIT 7 - Staff Report
- EXHIBIT 8 - Email from Atty. Jeffrey Londregan to Mark Wujtewicz Re: Home Hair Salon
- EXHIBIT 9 - Response from SCCOG

Atty. Londregan reviewed the proposed regulation amendment with the Commission. He noted that, as proposed, the limitations on allowing only one chair, no more than two clients on the premises at any one time and the number of parking spaces written into the language will still preserve the residential character of residential neighborhoods.

B. Chenard had questions regarding assistants.

Robert and Stephanie Warren, spoke in support of the application.

K. Barnett asked three times if anyone from the audience would like to speak regarding the Application.

**MOTION:** Motion made by K. Barnett, second by B. Chenard to close the public hearing.

**VOTE:** 4-0

The public hearing closed at 6:56 pm.

## 5. APPLICATION REVIEW

#PL-23-6 – Application by Melissa Occhionero Hume to amend the Waterford Zoning Regulations Sections 1 Definitions: (Home Occupations) and 3.11.11(Parking, Home Occupations).

**PUBLIC HEARING REQUIRED BY:** 6/29/23

M. Wujtewicz reviewed the staff report with the Commission. The Commission discussed the proposed regulation amendment and made the following findings:

1. Application PL-23-6 meets the requirements of Section 28 of the Waterford Zoning Regulations.
2. Application PL-23-6 meets the requirements of Connecticut General Statutes Chapter 124 §8-3 governing changes of zoning regulations and districts.
3. The proposed Regulation Amendment is consistent with the 2012 Plan of Preservation Conservation and Development in meeting the stated goals of the Business/Economic Development Guide in that the modifications as proposed will promote business and economic development to meet local needs, maintain a favorable tax base and assist in

encouraging future business activities.

4. The proposed Regulation Amendment is consistent with the 2012 Plan of Preservation Conservation and Development in Promoting Appropriate Business Development by utilizing data from the most recent edition of the ITE Parking Generation Manual.

**MOTION:** Motion made by T. Conderino, second by D. Crum to accept the findings of the staff report and approve PL-23-6 with an effective date of July 6, 2023.

**VOTE:** 4-0

## 6. PUBLIC HEARING

**#PL-23-7** – Request of Kingstown Properties, LLC applicant and Mary Archambault Trustee, owner, for a Site Plan approval for a 47-unit multi-family rental community for property located at 109R & 131 Clark Lane, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Proposed Affordable Housing Development, 131 & 109R Clark Lane, Waterford, Connecticut".

**ACTION REQUIRED BY:** 6/29/23

K. Barnett opened the public hearing. M. Wujtewicz read the following list of exhibits into the record:

- |              |  |
|--------------|--|
| EXHIBIT      | Application Package  |
| 1a           | Application (9 pages)  |
| 1b           | Statement of Use (2 pages)   |
| 1c           | Purchase & Sales Agreement (7 pages)   |
| 1d           | Natural Diversity Data Base Areas  |
| 1e           | National Flood Layer Firmette  |
| 1f           | Drainage Easement in Favor of The Town of Waterford (3 pages)  |
| 1g           | Conservation Easement Agreement – Town of Waterford (6 pages)  |
| 1h           | Conservation Easement Agreement – City of New London (6 pages)   |
| EXHIBIT 2 -  | Site Plan entitled “Proposed Affordable Housing Development, 131 & 109R Clark Lane, Waterford Connecticut, May 14, 2022, revised through 3/30/23” (22 pages)               |
| EXHIBIT 3 -  | Statement of Design Compatibility (25 pages)   |
| EXHIBIT 4 -  | Traffic Impact Study, prepared by KWH Enterprise, LLC dated March 2023 Revised   |
| EXHIBIT 5 -  | Storm Drainage Report, dated August 15, 2022   |
| EXHIBIT 6 -  | Supplemental Storm Drainage Report, proposed Affordable Housing Development Clark Lane, Waterford, Connecticut, prepared by Provost & Rovero, Inc., dated February 5, 2023 |
| EXHIBIT 7 -  | Housing Affordability Plan, Prepared by Halloran Sage, LLP dated April, 2023   |
| EXHIBIT 8 -  | Letter to Neighbors from Atty. Mark Branse Re: Site Plan Application Submission  |
| EXHIBIT 9 -  | Public Hearing Notice run in The Day newspaper May 30, 2023 and June 6, 2023   |
| EXHIBIT 10 - | Referral to City of New London   |
| EXHIBIT 11 - | Report of Conservation Commission Action   |

- EXHIBIT 12 - Proposed Conservation Easement Language (6 pages)
- EXHIBIT 13 - Proposed Drainage Easement Language (3 pages)
- EXHIBIT 14 - Draft Staff Report
- EXHIBIT 15 - Certificates of Mailings dated May 30, 2023
- EXHIBIT 16 - Letter from Claudia Bachmann-Bouchard dated June 11, 2023
- EXHIBIT 17 - Email from Sara Beth Bouchard dated June 12, 2023
- EXHIBIT 18 - Letter from Christine Haase and Arlene Sherman dated June 12, 2023
- EXHIBIT 19 - Undated letter from Christine Haase and Arlene Sherman received June 13, 2023

Attorney Mark Branse, David Held, PE, LS, Kermit Hua, Traffic Engineer, PE, Scott Gladstone and Mark Asnes were present for the application.

Attorney Branse made a presentation of the proposed 47 unit multi-family rental community. He reviewed CGS 8-30g.

D. Held reviewed the proposed site plan, proposed site conditions and stormwater treatment design. He noted that there are two parking spaces proposed for each unit. The units will be connected to municipal water and sewer. A walking trail is proposed around the stormwater system. A detailed planting plan, using native plants is shown on the site plan with a gazebo placed along the walking trail.

K. Hua, PE reviewed for the Commission the traffic report and the existing traffic conditions. He detailed any potential impacts the proposed development would have on traffic conditions and level of service at key intersections.

M. Asnes spoke regarding the application. He noted that he is a partner in Freehold Real Estate LLC, and is the current president of the Connecticut Manufactured Housing Association. He stated that the state is currently short 89,000 affordable housing units and this type of housing is part of the larger picture to address the housing need.

M. Branse responded to the letter from Christine Haase and Arlene Sherman (Exhibit 19).

B. Chenard inquired as to whether a dedicated left and right turn exit lanes can be added to the north egress drive instead of the one lane exit. K. Hua noted that one full lane incoming and two full lanes outgoing would not be possible due to the width of the frontage and the screening proposed but will look into whether striping could be added. This would not be necessary based upon the traffic calculations.

Robert Roseland, 121 Clark Lane spoke against the application and voiced his concerns with the retention pond and building so close to the property line.

Nick Gauthier, 38 Norman Street, spoke against the application and noted that the Town has 55 vacant parcels.

Alan MacDougall, 164 Clark Lane, spoke against the application voicing his concerns for increased traffic.

Christine Haase, 117 Clark Lane, spoke against the application voicing concerns for density and increased traffic and asked for a new traffic study.

Arlene Sherman, 119 Clark Lane, spoke against the application voicing concerns for density.

Beth Sabilia, Director for the Center Housing Equity and Opportunity in Eastern Connecticut spoke regarding the need for affordable housing and middle housing and how 8-30g can be used as a tool for developers to create more affordable housing.

Indira Chacon, 40 Scotch Cap Road, spoke against the application voicing concerns for traffic and mosquitos.

Joe Macrino, 142 Clark Lane, spoke regarding building on a sensitive site.

Attorney Thomas Collier spoke regarding the application. He noted that he is representing the Lacombe Family, 165 Clark Lane. He spoke regarding a buffer along the property line with 165 Clark Lane, lack of detail for the proposed fencing and arborvitaes, concerns with the property line and additional review of the traffic study.

Carol Yost, 8 Monroe Street, spoke against the application voicing her concerns with the traffic.

Elizabeth MacDougall, 164 Clark Lane, spoke against the application voicing her concerns with the traffic and density.

Richard LaPointe, 19 Clark Lane, spoke regarding against the application voicing concerns with the traffic.

Cheryl Larder, 26 Wiemes Court, spoke regarding the need for affordable housing, and affordable housing that is not an apartment and noted there are difficult traffic conditions throughout the town.

M. Branse, D. Held and K. Hua responded to questions and concerns raised during the hearing.

K. Barnett asked three times is any member of the audience would like to speak.

**MOTION:** Motion made by T. Conderino, second by D. Crum to close PL-23-7 public hearing.

**VOTE:** 4-0

## 7. APPLICATION REVIEW

#PL-23-7 – Request of Kingstown Properties, LLC applicant and Mary Archambault Trustee, owner, for a Site Plan approval for a 47-unit multi-family rental community for property located at 109R & 131 Clark Lane, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Proposed Affordable Housing Development, 131 & 109R Clark Lane, Waterford, Connecticut".

**ACTION REQUIRED BY:** 6/29/23

**MOTION:** Motion made by K. Barnett, second by B. Chenard to table the application

review to the June 27, 2023 meeting.

**VOTE:** 4-0

**8. ADMINISTRATIVE REVIEW**

No action was taken.

**6. CORRESPONDENCE**

No correspondence was received.

**7. COMMISSION BUSINESS**

No action was taken.

**8. ADJOURNMENT**

**MOTION:** Motion made by B. Chenard, seconded by D. Crum, to adjourn the meeting at 9:45 PM.

**VOTE:** 4-0

Respectfully Submitted,



Katrina Kotfer  
Recording Secretary