

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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WATERFORD, CT

2023 AUG 14 6:30 PM
August 8, 2023
6:30 PM

Planning & Zoning Commission
Remote Access Only

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

ATTEST
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

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

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by V. Ebersole, to approve the July 11, 2023 meeting minutes.

VOTE: 5-0

3. APPLICATION RECEIPT

No applications were received.

4. APPLICATION REVIEW

#PL-23-10 Request of Kincora Waterford, LLC, Applicant and Owner for a modified site plan approval for a restaurant for property located at 122 & 124 Boston Post Road, PDD-1 Zone in accordance with Sections 19 and 30.1 of the Zoning Regulations and as shown on plans entitled "Phase II Site Plan for 122-124 Boston Post Road, Waterford, CT"

Attorney William Sweeney, Brian McCarthy, PE of RJ O'Connell, Bill McCabe and Mark Mancuso of Kincora Waterford, LLC were available for the application. Attorney Sweeney reviewed with the Commission the existing site conditions and the existing Master Design Plan for the Planned Design District that had been previously approved by the Commission. The original Phase II of the Master Design Plan was to consist of two buildings, restaurant and retail. The applicant is proposing to modify the Phase II improvements with a reduction in intensity and now build one standalone restaurant. W. Sweeney referenced the traffic predictions from the initial Phase I of the project and that they have been updated. The current traffic impacts have been less than was predicted and the proposed Phase II should not have negative impacts on traffic in the area.

B. McCarthy reviewed the proposed site conditions with the Commission. He reviewed the pick up lane and access and circulation for the site. Pedestrian connectivity was a key component in developing the site. The landscaping plan was reviewed in detail. The main area of the landscaping is between the proposed Chipolte building and Boston Post Road and that it is designed to provide appropriate screening of the building and the pickup drive. He noted that

the stormwater drainage system will tie into the system already in place for the Aldi's site (Phase I) with minor modifications and that the existing drainage system was constructed in anticipation of the Phase Two development.

W. McCabe reviewed the elevations for the proposed restaurant noting how modifications were made to mitigate the visual impact of the rear of the building from Boston Post Road and from the pick up window. He also noted that a faux wall in the same materials was added to the rear of the building to shield the roof top access ladder. He noted that 7'-8' shrubbery was designed in the landscape plan in order to screen the rear of the building.

B. Chenard questioned about the crosswalk shown on the plans from the bank to Chipotle. B. McCarthy stated that the crosswalk as it appears will be removed as part of the implementation of the phase 2 development. The Towns Fire Marshal reviewed emergency vehicle access and that there will be adequate access to service the site in an emergency. A sign panel for Chipotle will be added to the existing freestanding sign, which currently includes the bank signage. Deliveries will be conducted with panel trucks and typically occur outside of business hours.

G. Massad requested that the shrubbery for the landscaping behind the building be 8' tall at the time of planting in order to provide adequate screening. The applicants agreed.

The Commission made the following findings:

1. The application is for a use permitted subject to Site Plan approval, pursuant to Section 30.1(Permitted Uses - Restaurant) of the Waterford Zoning Regulations.
2. The Site Plan as submitted substantially conforms to the Master Design Plan for development of Phase 2 as approved by the Commission in accordance with Permit PL-16-3 and Section 19 of the Waterford Zoning Regulations.
3. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations.
4. 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 positive report to the Planning and Zoning Commission with the following recommendation for the Commission consideration:
 - a. A "Do Not Enter" sign be installed at the exit of the pickup drive.

and discussed the following conditions:

1. Prior to issuance of a Certificate of Occupancy for the Chipotle building, the pollution prevention and stormwater management plan shall be updated to include the modifications as a result of the site improvements associated with Phase 2 as shown.
2. Prior to issuance of a Certificate of Occupancy, as-built plans shall be provided.
3. The approval of the site plan includes fire zones as may be established and enforced pursuant to Chapter 8.08 of the Waterford Code of Ordinances.
4. A "Do Not Enter" sign shall be installed at the exit of the digital pick up lane/ bypass lane.

5. 8' tall plantings shall be installed in order to provide for appropriate screening of the rear of the building from Boston Post Road.

MOTION: Motion made by T. Conderino, seconded by T. Bleasdale, to approve with modifications the site plan Phase 2 Development for Chipotle Restaurant application #PL-23-10 at 122 & 124 Boston Post Road with conditions 1 thru 5 and adopt the findings 1 thru 4 of the staff report.

VOTE: 5-0

5. ADMINISTRATIVE REVIEW

No action was taken.

6. CORRESPONDENCE

No correspondence was received.

7. COMMISSION BUSINESS

M. Wujtecwicz reviewed with the Commission current and upcoming projects.

8. ADJOURNMENT

MOTION: Motion made by B. Chenard, seconded by T. Conderino, to adjourn the meeting at 7:32 PM.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary