

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

Planning & Zoning Commission
Remote Access Only

November 14, 2023
6:30 PM

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:39 PM. D. Crum was seated for T. Bleasdale.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to approve the October 24, 2023 meeting minutes.

VOTE: 5-0

3. APPLICATION RECEIPT

#PL-23-12 Request of David & Cynthia Yanaros, Applicant and Owner for a Coastal Site Plan review and approval for a new single family home on property located at 224 Niantic River Road, R-40 Zone in accordance with Sections 5.1.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Zoning Location Survey, Property Of Cynthia Yanaros and David E Yanaros for Property Located at 224 Niantic River Road Town of Waterford County of New London Connecticut"

ACTION REQUIRED BY: 1/18/24

The application was received after the agenda had been posted but within the statutory time frame. The application review will be scheduled at an upcoming meeting.

G. Massad modified the agenda due to concerns with the posting of the agenda that he wanted to clarify with the Town Attorney. Agenda Item 5 was moved up in the agenda.

5. ADMINISTRATIVE REVIEW

Proposed Annual Report

Staff reviewed with the Commission the proposed Annual Report. M. Wujtewicz noted he had added a new section for Multi Family Developments.

MOTION: Motion made by T. Conderino, seconded by V. Ebersole, to approve the proposed annual report.

VOTE: 5-0

RECEIVED FOR RECORD 11-17, 2023
M. ATTEST David J. Conner
TOWN CLERK
2:38 PM

Proposed FY 25 Budget

Staff reviewed with the Commission the proposed draft budget

MOTION: Motion made by T. Conderino, seconded by V. Ebersole, to approve the Planning and Zoning Commission FY25 proposed budget.

VOTE: 5-0

G. Massad noted that the agenda had been reposted on the Town's website with a live Zoom link into the meeting. He reviewed for the record, the actions taken on the agenda items to this point of the meeting.

4. APPLICATION REVIEW

#PL-23-14 Town of Waterford, Applicant and Owner for site plan approval for park improvements for property located at 174 & 184 Boston Post Road and 15, 35 and 49 Rope Ferry Road, C-T Zone in accordance with Sections 10.2.5 and 22 of the Zoning Regulations and as shown on plans entitled "Waterford Civic Triangle Universal Access & Pond Improvements"
ACTION REQUIRED BY: 12/28/23

G. Massad reviewed the Commissions actions relative to the review and denial of the modified CGS §8-24 application that was presented to the Commission at the October 24, 2023 meeting. He stated that the site plan application presently before the Commission is for the review of consistency with the previously approved CGS§8-24 application PL-21-15.

Chad Frost, L.A. of Kent + Frost, Miriam Furey-Wagner, Chair of the Waterford Town Center Development Ad-Hoc Committee and Ryan McNamara, Recreation & Parks Director were present.

C. Frost reviewed the plan with the Commission noting it is in keeping with the previously approved CGS§8-24 that was approved in 2021. He noted that there will be some existing trees along the Rope Ferry Road side of the park that will need to be removed in order to accommodate the relocation of the stonewall from the state right of way into the property. The existing trees root systems will be compromised by the grading and reconstruction of the wall. New trees will be planted along the stonewall to enhance the streetscape.

He reviewed the addition of the accessible ramp from the Rope Ferry Road entrance and the Addition of accessible parking spaces to the Library and the upper parking lot to the Park. The proposed walkway to the Gazebo was added to the plans. The walkway and associated grading will be installed in order to accommodate accessible access to the gazebo.

D. Crum appreciated the accessibility efforts to make the gazebo accessible.

M. Wujtewicz reviewed with the Commission the revised staff report.

The Commission made the following findings:

1. The parcels in this application are located within the CT (Civic Triangle) Zoning District as

identified on the most recently adopted Zone District Map.

2. The Waterford Conservation Commission issued Inland Wetland Permit# C-22-10 for regulated inland wetland activities.
3. The Waterford Conservation Commission has submitted to the Planning and Zoning Commission a final report in accordance with CGS §8-3(g).
4. The project is for improvements to a public park and playground which are permitted uses within the CT Zone District in accordance with Section 10.2.5 of the Town of Waterford Zoning Regulations.
5. The project is proposed as a Site Plan in accordance with Sections 10.11 and 22 of the Town of Waterford Zoning Regulations.
6. The improvements identified on the Site Plan are consistent with improvements included in the Civic Triangle Park Master Plan – October 2021 as approved by the Planning and Zoning Commission through application PL-21-15.

and discussed the following modifications and conditions:

1. All work identified on the site plan as approved by the Commission shall be within the Limit of Work as shown on the site plan. No other work or improvements as appear on the Civic Triangle Park Master Design Plan approved by this Commission through Application #PL-21-15 shall be implemented until such time that a new site plan application is submitted and approved by the Planning and Zoning Commission.
2. Plan Sheet L-13.0 shall be added to the final plan set prior to recording on the land records.
3. All conditions of approval for Inland Wetland Permit #C-22-10 shall be incorporated into this decision as if fully set forth herein.

MOTION: Motion made by T. Conderino, seconded by D. Crum, to approve with conditions, the site improvements for the Civic Triangle Community Park Site Plan Application #PL-23-14, with conditions 1 through 3 and adopt the findings 1 thru 6 of the staff report.

VOTE: 5-0

5. ADMINISTRATIVE REVIEW

Reviewed earlier in the meeting.

6. CORRESPONDENCE

No correspondence was received.

7. COMMISSION BUSINESS

M. Wujtewicz reviewed with the Commission current and upcoming projects and noted that at the November 28, 2023 meeting there will be an informal presentation for a potential hotel on Boston Post Road.

8. ADJOURNMENT

MOTION: Motion made by G. Massad, seconded by T. Conderino to adjourn the meeting at 7:49 PM.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary