

## MINUTES

Planning & Zoning Commission  
Waterford Town Hall

November 21, 2011  
7:00 PM

Members Present: G. Hughes, J. Auwood, T. Ward, D. Award  
Members Absent: E. Maguire,  
Alternates Absent: A. Laben (2 vacancies)  
Staff Present: M. Wujtewicz, D. Choisy

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

Acting Chairperson Hughes called the meeting to order at 7:00.

### 2. APPROVAL OF MINUTES

**MOTION:** Motion made by J. Auwood, seconded by T. Ward, to approve the minutes of the November 7, 2011 meeting as written.

**VOTE:** 3-0-1, D. Award abstaining.

### 3. RECEIPT OF APPLICATIONS

**#PL-11-6** – Request of Gene & Patricia McClure, owners and applicants, Donald W. Gerwick, P.E., agent, Coastal Site Plan review and approval for slope stabilization on property located at 27 Park Drive, R-40 zone and as shown on plans entitled “Coastal Area Management Plan, Slope Stabilization Plan, Prepared for Patricia McClure, 27 Park Drive, Waterford, Connecticut” dated November 3, 2011.

M. Wujtewicz stated that this application was in order for receipt, and would be scheduled for review.

### 4. APPLICATION REVIEWS

**#PZ2010-027** – Request of Thomas McAvoy, owner and applicant; Hayward-Holbrook Engineers, agent for site plan approval to locate a sandwich shop at 166 & 168 Waterford Parkway North, C-R zone, in accordance with Sections 9 & 22 of the Zoning Regulations and as shown on plans entitled "Property Survey Prepared for Thomas J. McAvoy" dated 12/7/05 with revisions to 9/23/11.

Arthur Hayward, agent for the applicant, reviewed revised plans with the Commission. The entrance has been widened to 30 feet at the property line, approval has been given by the State DOT for trees to be removed from the right-of-way and landscaping has been added to discourage pedestrian access from the street. He stated that the plans have been revised to address comments received from Staff and the Commission.

M. Wujtewicz stated that because there is a potential for parking along the roadside, “No Parking” signs will be needed. The concrete curb needs to be extended in front of the existing driveway entrance that will be abandoned. Town of Waterford details for the new hydrant, water service and traffic control signage need to be shown on the detail sheet of the plans.

D. Award asked if there will be any pedestrian traffic. M. Wujtewicz replied that pedestrian traffic should not be encouraged.

J. Auwood asked for the distance between the septic tank and leaching field. M. Wujtewicz replied that it was approximately 180’.

J. Auwood asked if outdoor seating were added, how that would impact the parking. M. Wujtewicz stated that any additional seating would require a modification to the number of parking spaces and that modification to the plan would need to be approved by the Commission.

**MOTION:** Motion made by T. Ward, seconded by J. Auwood, to approve application #PZ2010-027 with the following conditions:

1. No parking signs be installed along the roadside;
2. Town of Waterford standards for the new hydrant; water service and traffic control signage be added to the detail sheet of the plans;
3. The concrete curb be extended along the abandoned driveway entrance;
4. Floor plans supporting the proposed number of parking spaces be submitted with the final plans.

**VOTE:** 4-0

## **5. ADMINISTRATIVE REVIEW**

### 2012/2013 Budget – Review Revisions

M. Wujtewicz stated that the proposed 2012/2013 budget previously approved by the Commission was revised to reflect the changes in the health retirement account for T. Wagner, M. Wujtewicz and M. FitzGerald.

## **6. CORRESPONDENCE**

## **7. ADJOURNMENT**

**MOTION:** Motion made by T. Ward, seconded by D. Award, to adjourn the meeting at 7:20.

**VOTE:** 4-0

Respectfully Submitted,

Dawn Choisy  
Recording Secretary