

MINUTES

Planning & Zoning Commission
Waterford Town Hall

January 23, 2012
7:00 PM

Members Present: G. Hughes, T. Ward, J. Auwood, D. Award
Members Absent: E. Maguire
Alternates Absent: A. Laben (2 vacancies)
Staff Present: T. Wagner, 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 T. Ward, seconded by J. Auwood, to approve the minutes of the January 9, 2012 meeting as written.

VOTE: 3-0-1, J. Auwood abstaining

3. RECEIPT OF APPLICATIONS

No new applications were received

4. PUBLIC HEARINGS

#PL-11-9 – Request of James & Nancy Wasniewski, owners, James Wasniewski, applicant, for a 4-lot resubdivision of property located at 91 Butlertown Road and Lakes Pond Road, RU-120 zone, as shown on plans entitled "Boundary & Proposed Lot Layout, Property of James E. & Nancy Wasniewski" dated September 14, 2011 with revisions to 12/2/11.

Acting Chairperson Hughes opened the public hearing and read the exhibits into the record:

EXHIBIT A - Application and support material
EXHIBIT B - Notice of Public Hearing advertised in the Day newspaper on January 9, 2012 and January 16, 2012
EXHIBIT C - Notification letter to James Wasniewski dated January 4, 2012 along with certificates of mailing.
EXHIBIT D - Staff and Agency comments
EXHIBIT E - Plan titled "Boundary & Proposed Lot Layout, Property of James E. & Nancy J. Wasniewski, Lakes Pond Road and 91 Butlertown Road" dated September 14, 2011
EXHIBIT F - Memo dated December 29, 2011 to Mark Wujtewicz from Maureen FitzGerald, Re: 91 Butlertown Road Subdivision, Application Comments PL 11-9

Donald Gerwick, PE of Gerwick-Mereen LLC, agent for the applicant, presented this application

to the Commission. He stated that the applicant is proposing to create 4 lots from a 23 acre parcel. All lots will be accessed from Butlertown Road. Lot #3 also has frontage on Lakes Pond Road, however access from Lakes Pond Road would require a wetland crossing, so access must be from Butlertown Road. The lots will be serviced by on-site septic systems, and the project has been approved by the Ledge Light Health District. Retention basins are proposed on each lot to capture any additional surface runoff created from the increase in impervious surfaces on the lots. The calculations for the design of the basins have been included in the plans. Mr. Gerwick reviewed off-site drainage, and entered into the record as Exhibit G a copy of the Town of Waterford's 1995 GIS Planimetric map showing where the catch basins are located. D. Gerwick reviewed the sight lines for each lot, noting that some grading in the town right-of-way will be required in order to accommodate for Lots 3 and 4.

M. Wujtewicz stated that the grade of the driveway for lot #3 is not being shown on the plan, and the Assistant Director of Public Works would like it to be shown. D. Gerwick stated that the first 20' of the driveway is at approximately 5% grade, and the remainder of the driveway is no more than 7% grade. M. Wujtewicz noted that the regulations require that flag lot driveways be paved for at least the first 20'.

M. Wujtewicz stated that the Environmental Planner is requesting that a note be added to the plan noting that any development on lot #3 may need review by the Conservation Commission. D. Gerwick replied that the note will be added.

T. Wagner stated that because the driveways for lots #3 and #4 share a sight line, both driveways and sight line improvements will need to be made by the developer of whichever lot gets developed first.

T. Wagner stated that the Commission can place a restriction on lot #3 under Section 25.2.1, which allows the Commission to set greater setbacks than the district standard for any lots that contain inland wetlands. Also in accordance with Section 25.2.2 and 25.2.4 the Commission can require that action by the Conservation Commission be required for proposed construction on the lots that contain inland wetlands. D. Gerwick stated that the applicant would have no problem with that.

D. Award asked why an easement is not being proposed over the wetland area on lot #3. T. Wagner replied that there is no open space requirement in the RU-120 zone, and the applicant would have to be willing to place a Conservation Easement over lot #3. D. Gerwick stated that the applicant wants to keep that area as part of lot #3. No activity is being proposed in the upland review area. The plans have been revised to reflect the changes requested by Staff. T. Wagner stated that a copy of the revised plans has been submitted for the file.

Acting Chairperson Hughes asked if there was anyone present who wished to speak regarding this application. There were no additional comments or questions. The public hearing was closed at 7:28.

#PL-12-1 – Request of Stephen & Alison Stahl, owners and applicants, for a 2-lot resubdivision for property located at 45 Lamphere Road, R-20 zone, as shown on plans entitled "Apple Wood

Acre Resubdivision" dated December 5, 2011.

Acting Chairperson Hughes opened the public hearing and read the exhibits into the record:

- EXHIBIT A - Application and support material
- EXHIBIT B - Notice of Public Hearing advertised in the Day newspaper on January 9, 2012 and January 16, 2012
- EXHIBIT C - Notification letter to Stephen & Alison Stahl dated January 5, 2012 along with certificates of mailing.
- EXHIBIT D - Staff and Agency comments
- EXHIBIT E - Plan titled "Apple Wood Acre Resubdivision" dated December 5, 2011
- EXHIBIT F - Sewer Contract 23B Plan
- EXHIBIT G - Letter to the Planning & Zoning Commission from Geoff & Amy Maynard received January 17, 2012

James Bernardo, LS, agent for the applicant, presented this application to the Commission. The applicant is proposing a two-lot resubdivision of a 60,010 square foot parcel. Both lots will be served by municipal water & sewer, and the water and sewer connections have already been installed in the road. There are no wetlands on the property. He stated that both lots meet the minimum requirements in the R-20 zone, however due to the layout of lot #1; the minimum width of 100' is not achieved until 162' into the lot. Therefore the front yard setback, being measured from the point at which the lot achieves the minimum width is 162'. He stated that footing drains will discharge to rain gardens in the rear of the lots.

Acting Chairperson Hughes asked if there was anyone present who wished to speak regarding this application.

Geoff Maynard of 41 Lamphere Road noted that he lives next to the proposed development, and stated concerns with a reduction of privacy and property values.

There being no further comments or questions, the public hearing was closed at 7:40.

5. APPLICATION REVIEWS

#PL-11-4 – Request of Eugene O'Neill Theater Center, applicant; Town of Waterford, owner; LRC Group., agent for Coastal Site Plan review and approval of site improvements for property located at 305 Great Neck Road, OS zone, and as shown on plans entitled "Eugene O'Neill Theater Center: Laundry & Housing Cottages" dated 1/6/12.

Preston Whiteway, Executive Director of the Eugene O'Neill Theater, architects Chad Lloyd and Steven Holmes of Centerbrook Architects, engineer Rob Pryor and landscape architect Henry Thomas of the LRC Group presented this application to the Commission.

The O'Neill Theater is proposing improvements to the theater complex that include construction of cottages to house students, a laundry building, a new rehearsal building, a production cottage, new theater, dining hall and loop roadway. The cottages, laundry building and rehearsal space will be done in phase 1. The remaining buildings will be done in future phases. C. Lloyd reviewed artist renderings of the proposed new buildings. All the cottages will be sprinklered, and all are handicap accessible.

S. Holmes reviewed the parking calculations, noting that there are presently 110 parking spaces, and they are proposing 121 spaces. The 7 handicap spaces will be paved, and pervious material will be used for the rest. There is an existing overflow parking area that is occasionally used during performances at the theater.

D. Award asked if the large beech trees on the site will be disturbed. P. Whiteway replied that they will not be touched. D. Award stated concerns with the parking spaces proposed on the inside of the new loop road, and asked if those spaces can be relocated. S. Holmes stated that they will try to relocate those spaces.

R. Pryor stated that this application is currently in front of the Conservation Commission, and approval is anticipated at their next meeting. He reviewed the utilities on the site, noting that there is municipal water on the site, and the property is currently served by several on-site septic systems. They are proposing to connect to the town sewer system from Great Neck Road, after which all the septic systems on the site will be abandoned. He reviewed the stormwater management, off-site discharge and erosion & sediment controls. An environmental report was provided with the application materials.

H. Thomas reviewed the proposed landscaping, noting that what is proposed will be consistent with what is existing. He stated that low wattage ornamental lanterns will be used. There will be no upward lighting.

T. Wagner asked how the theater will be screened from the neighbors. R. Pryor replied that the plantings around the theater will be done prior to construction of the theater to allow it to get established.

T. Wagner stated that the proposal complies with the zoning regulations. Staff is working with the Utility Commission to figure how water and sewer will be serviced on the site. The property is owned by the Town, and the Town is working with the applicant to resolve the issue. The Commission may have to take action to accept the sewer so that it can be maintained by the Utility Commission. He stated that Staff expects all new construction to be served by underground electrical utilities. R. Pryor stated that the intention is to keep the overhead lines that exist, and all new construction will be served by underground utilities.

J. Auwood asked if the applicant will be coming back to the Commission for each phase of the project. R. Pryor replied that unless the Commission makes it a condition of approval, they are not intending to come back for each phase. T. Wagner stated that the Conservation Commission has indicated that they would like to review the plans during the phasing. The Commission should review the design of the theater building, and also review any revisions to the proposed parking.

D. Award asked if the Town Historian has made any comments regarding the proposal. T. Wagner replied that no comments have been received.

T. Wagner stated that Staff will draft an approval for review at the next meeting.

#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.

The Commission received correspondence from the applicant’s agent granting a 65-day extension for action on this application. M. Wujtewicz stated that 65 days is the maximum extension allowed under the statutes.

MOTION: Motion made by T. Ward, seconded by J. Auwood, to accept the 65-day extension.

VOTE: 4-0 – New action required date: 3/30/12

#PL-11-9 – Request of James & Nancy Wasniewski, owners, James Wasniewski, applicant, for a 4-lot resubdivision of property located at 91 Butlertown Road and Lakes Pond Road, RU-120 zone, as shown on plans entitled "Boundary & Proposed Lot Layout, Property of James E. & Nancy Wasniewski" dated September 14, 2011 with revisions to 12/2/11.

M. Wujtewicz stated that Staff’s comments have been addressed in the revised plans.

MOTION: Motion made by J. Auwood, seconded by T. Ward, to approve application #PL-11-9 with the following conditions:

1. Setbacks on Lot 3 shall be established in accordance with Sections 25.2.1.
2. A note shall be placed on the final plans indicating that development of Lot 3 is subject to review by the Waterford Conservation Commission in accordance with the Waterford Inland Wetlands and Watercourse regulations and Sections 25.2.2 and 25.2.4 of the Zoning Regulations.;
3. That the sight line improvements associated with Lots 3 and 4 be done at the time of development of the first of either Lot 3 or lot 4;

VOTE: 4-0

#PL-12-1 – Request of Stephen & Alison Stahl, owners and applicants, for a 2-lot resubdivision for property located at 45 Lamphere Road, R-20 zone, as shown on plans entitled "Apple Wood Acre Resubdivision" dated December 5, 2011.

The Commission discussed screening of the lots from the neighboring properties.

MOTION: Motion made by J. Auwood to approve Application #PL-12-1. There was no second.

It was the consensus of the Commission to table this item until the next meeting.

6. ADMINISTRATIVE REVIEW

T. Wagner and M. Wujtewicz updated the Commission on various on-going projects in Town.

7. CORRESPONDENCE

No correspondence was reviewed.

8. ADJOURNMENT

MOTION: Motion made by T. Ward, seconded by J. Auwood, to adjourn the meeting at 9:20.

VOTE: 4-0

Respectfully Submitted,

Dawn Choisy

Recording Secretary