

MINUTES

Planning & Zoning Commission
Waterford Town Hall

January 9, 2012
7:00 PM

Members Present: G. Hughes, T. Ward, D. Award
Members Absent: E. Maguire, J. Auwood
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 T. Ward, seconded by D. Award, to approve the minutes of the December 19, 2011 meeting as written.

VOTE: 2-0-1, D. Award abstaining.

3. RECEIPT OF APPLICATIONS

#PL-11-10 – Request of 86 Boston Post Road LLC, owner; Len Goldstein, applicant, for a waiver of Section 21.8.2 of the Zoning Regulations, relative to maximum size for a free standing sign for property located at 86 Boston Post Road.

M. Wujtewicz stated that this application was in order for receipt and appears later on the agenda for the Commission's review.

#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.

M. Wujtewicz stated that this application is in order for receipt, and a public hearing has been scheduled for January 23, 2012.

#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.

M. Wujtewicz stated that this application was received after the agenda was posted, but within the statutory timeframe for receipt by the Commission. It is in order for receipt and will be scheduled for review at a future meeting.

4. APPLICATION REVIEWS

#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 the project engineer is still revising the plans.

#PL-11-10 – Request of 86 Boston Post Road LLC, owner; Len Goldstein, applicant, for a waiver of Section 21.8.2 of the Zoning Regulations, relative to maximum size for a free standing sign for property located at 86 Boston Post Road.

Applicant Len Goldstein stated that he recently purchased the building, and is in the process of returning the building to the way it was originally built, which contained four tenant spaces. He stated that the present signage is difficult to see from the road, and visitors to the property often miss the entrance and have to turn around. The existing 30 square foot sign is old and in poor condition. It is externally lit. He is requesting a waiver to allow a larger, 64 square foot free-standing sign to be placed at the entrance to the site. He reviewed other signs in close proximity to his property that are larger, noting that the sign at Rite-Aid is 85 square feet and the sign at City Tire is 90 square feet. The new sign will be the same height as it presently is and will keep the same set back from the street as the existing sign. It will have room for four tenants, and will be internally lit.

M. Wujtewicz reviewed his memo to the Commission dated January 5, 2012. He noted that the Commission granted a waiver for the Rite Aid sign in 1998. The sign at City Tire is actually smaller than the maximum size permitted, based on the size of the buildings on the site. He noted that in making their decision, the Commission needs to consider and note for the record reasons for approval or denial.

MOTION: Motion made by T. Ward, seconded by D. Award, to approve the waiver request to allow a 64 square foot free standing sign at 86 Boston Post Road. The waiver is approved due to the lack of visibility of the building as viewed from Boston Post Road.

VOTE: 3-0

5. ADMINISTRATIVE REVIEW

M. Wujtewicz stated that due to statutory timeframes, a special meeting will be required for the public hearings for applications #PL-11-7 and #PL-11-8, 28 Industrial Drive. The Commission scheduled a special meeting to be held on January 30, 2012.

6. CORRESPONDENCE

7. ADJOURNMENT

MOTION: Motion made by T. Ward, seconded by D. Award, to adjourn the meeting at 7:21.

VOTE: 3-0

Respectfully Submitted,

Dawn Choisy
Recording Secretary