

MINUTES

Planning & Zoning Commission
Waterford Town Hall

August 22, 2011
7:00 PM

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Maguire 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 August 8, 2011 meeting as written.

Discussion: Planning Director verified that the final version attached to the minutes is consistent with the Commissions approval

VOTE: 5-0

3. SET EFFECTIVE DATE FOR REVISIONS TO THE SEASIDE PRESERVATION DISTRICT

MOTION: Motion made by T. Ward, seconded by J. Auwood, to set the effective date for the revisions to Section 17a of the Zoning Regulations (Seaside Preservation District) for August 26, 2011.

VOTE: 4-0-1, D. Award abstaining.

4. RECEIPT OF APPLICATIONS

No new applications were received.

5. APPLICATION REVIEWS

#PZ2011-013 ó Request of Hendelø Inc., applicant; Seron Transportation Company, Inc. owner; DiCesare-Bentley Engineers, Inc. agent, for modification of an approved site plan for property located at 973 Hartford Turnpike, C-G zone in accordance with Sections 8 and 22 of the Zoning Regulations and as shown on plans titled öSite Plan Modification, Convenience Store/Gas Station, Prepared for: Hendelø Inc.ö dated July 27, 2011.

Clint Brown of DiCesare-Bentley Engineers reviewed the requested modifications with the Commission. The pavement at the rear of the building will be expanded up to 16 feet, two lights will be relocated, a portion of the retaining wall will be relocated, the adjacent lawn area will be regraded as required all surface drainage will go through the stormwater management system. The slave pump will be relocated, the canopy will be enlarged and the slope behind the pump will

be regraded. He stated that the modifications are needed because the existing layout does not accommodate larger trucks. The Conservation Commission has reviewed the requested modifications and found that the proposed modifications are consistent with the Conservation Commission permit. The new pavement and adjacent regraded lawn area will be directed to a new rain garden, so the increase will not discharge to or affect the drainage system.

T. Wagner stated that the revised plans address Staff's comments.

MOTION: Motion made by T. Ward, seconded by J. Auwood to approve Application PZ2011-013.

During discussion of the motion, D. Award asked if anything needs to be done to the island on at the south entrance. Mr. Brown replied that there will be no changes to that island.

VOTE: 5-0

6. ADMINISTRATIVE REVIEW

Request for Roadway Acceptance – Cottage Lane

M. Wujtecicz stated that progress has been made; some signage was changed in response to comments from the Traffic Officer, however the Conservation Easement is still not completely marked. T. Wagner stated that Staff would like to have this go before the RTM in October.

Waterford Commons – Review of proposed exterior renovations

The Commission reviewed a photograph taken earlier in the day by the Environmental Planner showing a vector truck discharging a dark-colored liquid into a catch basin. Chairman Maguire asked if the activity violates any regulations. T. Wagner replied that it violates the Commission's special permit approval and the Special Development District regulations. He stated that Staff will not issue permits for additional work at Waterford Commons until the situation is resolved.

Scott Pellman of BL Companies reviewed the proposed modifications to the space at Waterford Commons previously occupied by Linens and Things. The storefront will be removed down to the roof/walkway canopy and two new storefront entrance facades will be created. Mr. Pellman reviewed the design of the new parapet and canopy system, and stated that the maximum height of the new entrance facades will be lower than what is existing. The modifications do not include signage; the new tenants will apply for sign permits.

D. Award stated concerns with the loading zone. T. Wagner stated that the Zoning Official will review the plans prior to any building permits being issued. He stated that he is requesting that the Commission authorize the zoning official to sign off on the building permits after all outstanding items are resolved.

MOTION: Motion made by T. Ward, seconded by J. Auwood, to authorize the Zoning Official to proceed with the Zoning Compliance permits for the renovations to Waterford Commons with the following conditions:

1. Signage is not included in the approval;
2. Relocation of the trash enclosure;

3. Resolution of the dumping violations.

VOTE: 5-0

Chairman Maguire stated that the Commission needs to clarify gravel bank and excavation regulations. T. Wagner said that Staff would submit something at the next meeting.

T. Wagner updated the Commission on new projects, including the relocation of Grader Jewelers, and Hedden Insurance, a new Moe's Southwest Grill at Waterford Commons, and the remodeling of Sleepy's. He also updated the Commission on the progress of Buffalo Wild Wings at Crystal Mall.

T. Ward stated concerns with the way the public hearing on the Seaside amendments was conducted, and requested that Staff submit an outline of hearing procedures for the Commission and public to follow at future hearings.

7. CORRESPONDENCE

8. ADJOURNMENT

MOTION: Motion made by T. Ward, seconded by D. Award, to adjourn the meeting at 7:40.

VOTE: 5-0

Respectfully Submitted,

Dawn Choisy
Recording Secretary