

MINUTES

Planning & Zoning Commission
Waterford Town Hall

September 12, 2011
7:00 PM

Members Present: E. Maguire, J. Auwood, G. Hughes, T. Ward (7:06)
Members Absent: 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. A. Laben was appointed to sit for D. Award.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Auwood, seconded by A. Laben to approve the minutes of the August 22, 2011 meeting as written.

VOTE: 4-0

3. PUBLIC HEARING

#PZ2011-012 – Request of Town of Waterford Utility Commission, applicant and owner; CLA Engineers, agent, for special permit and site plan approval to locate a municipal pump station at 45 Benham Avenue, R-20 zone, in accordance with Sections 3, 4, 20, 22 & 23 of the Zoning Regulations and as shown on plans entitled “Site Development Plan, Proposed Sewer Pump Station for Harrison’s Landing, Sewer & Roadway Improvements,” dated July 5, 2011.

Chairman Maguire opened the public hearing and read the exhibits into the record:

- EXHIBIT A - Application and support materials.
- EXHIBIT B - Notice of Public Hearing advertised in the Day newspaper on August 29, 2011 and September 5, 2011
- EXHIBIT C - Notification letter to applicant, along with certificates of mailing.
- EXHIBIT D - Staff and agency condensed comment sheet.
- EXHIBIT E - Plan titled “Site Development Plan, Proposed Sewer Pump Station for Harrison’s Landing, Sewer & Roadway Improvements” dated July 5, 2011 revised to August 29, 2011
- EXHIBIT F - Approval letter for application #PZ2007-011, CGS 8-24 approval for Harrison’s Landing Sewer installation/Roadway Improvements with attached minutes of the June 11, 2011 Planning & Zoning Commission meeting.

Town of Waterford Chief Engineer Neftali Soto and Kyle Haubert of CLA Engineers presented this application to the Commission. N. Soto submitted into the record as Exhibit G a series of

photographs of an existing pump station. The proposed pump station will be located along the eastern end of Benham Avenue, adjacent to the railroad tracks on property the Town acquired from Connecticut College. The new sewer line will connect to an existing gravity system in Old Norwich Road. The new pump station is necessary because the septic systems in the area are failing.

K. Haubert stated that there are no wetlands or floodplains on the site. The proposed driveway will also be used as a bus turn-around. A drywell will be provided for roof water drainage. He reviewed the requested waivers. A temporary laydown area adjacent to the construction site is proposed on property owned by Connecticut College. A temporary easement will be required.

(T. Ward arrived at 7:06)

Chairman Maguire asked if there was anyone present who wished to speak regarding this application. There being no further comments or questions, the public hearing was closed at 7:08.

4. RECEIPT OF APPLICATIONS

No new applications were received.

5. APPLICATION REVIEWS

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The Commission directed Staff to draft a special permit for review at the next meeting.

6. ADMINISTRATIVE REVIEW

Request for Roadway Acceptance – Cottage Lane

M. Wujtecwicz stated that the Conservation Easement has been marked, and all outstanding items have been addressed.

MOTION: Motion made by J. Auwood, seconded by G. Hughes to forward to the Board of Selectmen a recommendation for acceptance of Cottage Lane and associated drainage easements into the Town’s highway system.

VOTE: 5-0

7. CORRESPONDENCE

Draft Regulation Amendment

The Commission reviewed draft amendments to Sections 11, 22 and 25 of the Regulations, and offered suggestions to Staff. T. Wagner stated that the Commission’s suggestions will be incorporated, and a public hearing will be scheduled.

Seaside

Copies of an appeal filed by Kathleen and Allan Jacques were distributed to the Commission.

Waterford High School

The Commission received an update on the High School project. T. Wagner stated that the project is currently under an order from the Conservation Commission for major failures of erosion controls. A meeting with Town Staff and the contractors has been scheduled to review the problems.

8. ADJOURNMENT

MOTION: Motion made by G. Hughes, seconded by J. Auwood, to adjourn the meeting at 7:25.

VOTE: 5-0

Respectfully Submitted,

Dawn Choisy
Recording Secretary