

**MINUTES
SPECIAL MEETING**

Planning & Zoning Commission
Waterford Town Hall

July 18, 2011
7:00 PM

Members Present: E. Maguire, J. Auwood, G. Hughes, T. Ward, D. Award (7:03)
Members Absent: None
Alternates Absent: A. Laben, (2 vacancies)
Staff Present: T. Wagner, M. Wujtewicz, M. FitzGerald, 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 July 11, 2011 meeting as written.

VOTE: 4-0

(D. Award arrived at 7:03)

3. ADMINISTRATIVE REVIEWS

Review of Proposed Renovations – Buffalo Wild Wings at Crystal Mall

Franchise owner Charles Kwon, General Contractor Dan Becker of Wagner Design-Build, and Crystal Mall Manager Karen Tarantino were present.

D. Becker displayed a rendering of the proposed new entrance to the restaurant. The plans include an 11-foot wide permanent canopy covering outdoor seating. The total amount of outdoor seating will be reduced from what the previous restaurant had. Televisions and speakers are being proposed under the canopy. T. Wagner noted that the canopy has to be designed to meet building codes for wind and fire codes for sprinklers.

D. Becker reviewed the proposed lighting, noting that upward directed lights will be located above the new entrance door to illuminate the logo sign, which will be internally lit. Lighting is also proposed shining down onto the canopy. The channel letters over the canopy will be internally lit. T. Wagner stated that the Commission has discouraged allowing uplighting on buildings.

G. Hughes asked if the lights shining down onto the top of the canopy are necessary. C. Kwon replied that it is standard to the franchise. If the Commission wants the lighting eliminated, he would go to Buffalo Wild Wings for revisions, and work with Staff on lighting modifications. T. Wagner stated that Staff recommends reducing the amount of lighting.

T. Wagner asked if the Commission feels that the LED strip lighting proposed along the top edge of the existing parapet roof is necessary. D. Becker stated that he can provide photographs of how the strip lighting looks at night at other restaurants. T. Wagner stated that Staff will review any changes to the lighting and bring them to the Commission if necessary.

D. Award asked if the painted area behind the channel letters over the canopy is considered part of the sign. M. Wujtewicz explained how the signage is calculated.

T. Ward stated concerns with the water run-off from the proposed canopy, noting that icing could occur. T. Wagner stated that Staff will work with the applicant to resolve any drainage issues.

T. Wagner asked if the televisions will be facing the parking lot and sidewalk. C. Kwon replied that they will be angled to face the customers.

M. Wujtewicz asked if the proposed speakers will be used for the televisions, noting that nearby residents have expressed concern over noise issues in the past. C. Kwon replied that the speakers will be used for music, and the volume can be turned down if necessary.

D. Award stated concerns with the location and height of the televisions, stating that there may be safety concerns. He also stated concerns with customers leaving through the gates on the patio. C. Kwon said that the gates on the patio are for emergency egress only.

MOTION: Motion made by J. Auwood, seconded by G. Hughes, to approve the proposed changes to the Crystal Mall exterior for the construction of Buffalo Wild Wings with the following conditions:

1. A reduction in overall lighting;
2. Details on storm drainage be submitted;
3. The location of the proposed televisions be reviewed.

VOTE: 5-0

Update – Waterford’s Draft 2020 Plan of Preservation, Conservation and Development

Glen Chalder of Planimetrics and the Commission reviewed a chart showing changes proposed to be made to the draft Plan as a result of comments received at the June 20, 2011 meeting, and also a Scenic Resources Map that will be included in the final Plan. The Commission and Staff made suggestions to the proposed revisions. G. Chalder stated that at least 65 days prior to the public hearing, a copy of the Draft Plan needs to be submitted to the RTM. T. Wagner stated that he felt the Board of Selectman was to be notified in lieu of the RTM. Staff will review the State Statutes regarding the notification process.

MOTION: Motion made by D. Award, seconded by T. Ward, to schedule the public hearing on the 2020 Plan of Preservation, Conservation and Development for October 17, 2011.

VOTE: 5-0

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4. CORRESPONDENCE

5. ADJOURNMENT

MOTION: Motion made by D. Award, seconded by G. Hughes, to adjourn the meeting at 8:19.

VOTE: 5-0

Respectfully Submitted,

Dawn Choisy
Recording Secretary