

**MINUTES  
SPECIAL MEETING**

Planning & Zoning Commission  
Waterford Town Hall

June 6, 2011  
7:00 PM

Members Present: G. Hughes, T. Ward, D. Award  
Members Absent: E. Maguire, J. Auwood  
Alternates Absent: A. Laben, B. Chenard (1 vacancy)  
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 D. Award, to approve the minutes of the May 23, 2011 meeting as written.

**VOTE:** 3-0

**3. PUBLIC HEARING**

**#PZ2011-007** – Application to amend the Waterford Zoning Regulations by adding Sections 4.2.8 and 5.2.11 to accommodate Supportive Housing for the Elderly as Administered by the U.S. Department of Housing and Urban Development under Section 202 of the Housing Act of 1959.

Acting Chairperson Hughes 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 May 23, 2011 and May 30, 2011
- EXHIBIT C - Staff and Agency Comment Sheet
- EXHIBIT D - Certified Copy of the Zoning Regulations, Effective Date: August 19, 2010
- EXHIBIT E - Referral Letter dated May 5, 2011 to Southeastern Connecticut Council of Governments
- EXHIBIT F - Referral pursuant to Section 22A104(e) dated May 6, 2011 to Daniel Esty, Commissioner, Department of Environmental Protection
- EXHIBIT G - Inter-Office Correspondence dated May 2, 2011 to the Planning and Zoning Commission from Daniel M. Steward, First Selectman, RE: 1) CGS 8-24 Request to Demolish Cohanzie School and Sell it to AHEPA for Purposes of Developing HUD 202 Elderly Housing; 2) Request to Amend Zoning Regulations to add HUD 202 Housing to the

R-20 and R-40 Zoning Districts

EXHIBIT H - Letter dated May 24, 2011 from James D. Rabbitt, Sr. Planner, SCCOG to Mark Wujtewicz

T. Wagner stated that this application for text amendment is to allow by Special Permit supportive housing for the elderly in the R-20 and R-40 zoning districts. AHEPA is proposing to buy the Cohanzie School site and construct 52 affordable senior housing units. The Town is applying for a grant to demolish the existing school building. He stated that the proposed regulation amendment specifically provides housing for low-income elderly, and Staff recommends adoption.

T. Ward questioned if the proposed amendment would be considered spot zoning. T. Wagner replied that this proposed regulation amendment would not be considered spot zoning.

AHEPA representatives Terry Mitchell of 17 Mitchell Drive, Niantic, and Dimetrius Tasoulis of 24 Lloyd Road, Waterford, were present. Mr. Mitchell reviewed the income limits and types of housing that will be available to the elderly. He stated that all units are handi-cap accessible. There is currently a waiting list of about 70 in Waterford, and wait lists in adjacent towns as well.

D. Award stated concerns with the impact on surrounding areas if this type of development is allowed in the R-20 zones, noting that the lots in this zone tend to be smaller and the homes closer together. T. Wagner noted that the Cohanzie School property is in the R-40 zone.

Acting Chairperson Hughes asked for additional comments or questions. There being no further comments or questions, the public hearing was closed at 7:35.

#### **4. APPLICATION REVIEWS**

**#PZ2011-007** – Application to amend the Waterford Zoning Regulations by adding Sections 4.2.8 and 5.2.11 to accommodate Supportive Housing for the Elderly as Administered by the U.S. Department of Housing and Urban Development under Section 202 of the Housing Act of 1959.

**MOTION:** Motion made by D. Award, seconded by T. Ward, to amend the Zoning Regulations by adding Section 5.2.11 to accommodate Supportive Housing for the Elderly as Administered by the U.S. Department of Housing and Urban Development under Section 202 of the Housing Act of 1959. The proposed addition of Section 4.2.8 to the regulations is not approved. The effective date of the regulation amendment is June 14, 2011.

**VOTE:** 3-0

#### **REASONS FOR APPROVAL:**

1. Regulation amendment is consistent with the 1998 Plan of Preservation, Conservation and Development which recommends that the Town encourage a variety of housing types. The Plan identifies rental housing for the elderly as a priority.
2. Construction of affordable housing for the low income elderly will increase the Town's percentage of affordable housing which the State recommends be at least 10% of all housing.

3. Provides for inclusionary housing consistent with CGS 8-2.
4. Is consistent with the R - 40 specially permitted uses, which include nursing homes and places for assisted living.

**5. ADJOURNMENT**

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

**VOTE:** 3-0

Respectfully Submitted,

Dawn Choisy  
Recording Secretary