

## MINUTES

Planning & Zoning Commission  
Waterford Town Hall

February 14, 2011  
7:00 PM

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

### 2. APPROVAL OF MINUTES

**MOTION:** Motion made by J. Auwood, seconded by T. Ward, to approve the minutes of the December 20, 2010 meeting as written.

**VOTE:** 5-0

### 3. RECEIPT OF APPLICATIONS

**#PZ2010-014** ó Request of Richard Camerlin, owner and applicant; David King, agent for modified site plan approval to locate a nightclub at 372 Boston Post Road, C-G zone, in accordance with Sections 8.1.5 & 22 of the Zoning Regulations and as shown on the plans titled "Proposed Parking Lot Improvements ó Property of Richard Camerlin, Waterford, Connecticut".

This application was officially received on January 24, 2011 and is next on the agenda for the Commission's review.

### 4. APPLICATION REVIEWS

**#PZ2010-014** ó Request of Richard Camerlin, owner and applicant; David King, agent for modified site plan approval to locate a nightclub at 372 Boston Post Road, C-G zone, in accordance with Sections 8.1.5 & 22 of the Zoning Regulations and as shown on the plans titled "Proposed Parking Lot Improvements ó Property of Richard Camerlin, Waterford, Connecticut".

There were no representatives for this application present. It was the consensus of the Commission to move this item to the end of the agenda.

### 5. ADMINISTRATIVE REVIEW

Request for Roadway Acceptance – Cottage Lane

T. Wagner stated that there was nothing new to report on this item.

Subdivision of LVK, LLC, 16 & 20 Butlertown Road

T. Wagner stated that the applicant failed to file the final plans on the land records. The Commission approved this subdivision on April 26, 2010, and granted two 90-day extensions of time in which to file the Mylars. The applicant has indicated to Staff that he has no intention of proceeding with the subdivision at this time. Pursuant to Section 8-25 of the Connecticut General Statutes, failure to file the final plans within the statutory time-frame renders the subdivision approval null and void. Mr. Kobyluck failed to provide the Town with the public improvement bond which is required prior to filing the plans. Mr. Wagner stated that a notice will be published in the Day newspaper. No action is required by the Commission on this matter.

## 6. CORRESPONDENCE

### 4. APPLICATION REVIEWS

**#PZ2010-014** ó Request of Richard Camerlin, owner and applicant; David King, agent for modified site plan approval to locate a nightclub at 372 Boston Post Road, C-G zone, in accordance with Sections 8.1.5 & 22 of the Zoning Regulations and as shown on the plans titled öProposed Parking Lot Improvements ó Property of Richard Camerlin, Waterford, Connecticutö.

David King, agent for the applicant, distributed a modified site plan to the Commission. He stated that the plans have been modified to address comments received from Staff. The applicant is proposing upgrading the parking lot, landscaping and some drainage on the site. No changes to the building or use of the building are proposed. Mr. King stated that the Zoning Official had requested that an internal connection between the storage area and the night club be provided, and he distributed revised floor plans showing an internal connection.

Mr. King stated that there is currently a concrete drain pipe near the surface of the parking lot and proposes to install a catch basin in the line. T. Wagner asked what would happen if the pipe is damaged during reconstruction of the parking lot. Mr. King replied that there shouldn't be any damage, but if there is, they will fix it. T. Wagner asked how the water gets off the site. Mr. King replied that he can't find where the water exits the site. He noted that 2 roof drains have been added to the building that drain to the rear of the building.

D. King stated that the number of parking spaces is regulated by the State Building code based on the architect's design. T. Wagner noted that the site cannot accommodate any more spaces than what are proposed. There will be an occupancy limit for the building. He stated that the proposed traffic pattern conforms to the regulations.

D. Award noted that the proposed handicap parking spaces will require patrons to cross the interior driveway, and requested that the handicap spaces be moved to the side of the building. Mr. King stated that the handicap spaces can be relocated.

B. Chenard asked if any thought was given to using pervious surfaces in some areas. Mr. King stated that pervious surfaces would be difficult to maintain, especially when there is a heavy snowfall. T. Wagner stated that Staff had suggested the use of a dry well, and asked if Mr. King had looked at the water table. D. King replied that the ground water is fairly high. T. Wagner asked if the building will have sprinklers. Mr. King replied that he believed that it will.

T. Wagner stated that Staff will work with Mr. King on revising the plans for the Commission's review at the next meeting.

**7. ADJOURNMENT**

**MOTION:** Motion made by T. Ward, seconded by D. Award, to adjourn the meeting at 7:45.

**VOTE:** 5-0

Respectfully Submitted,

Dawn Choisy

Recording Secretary