

## MINUTES

Planning & Zoning Commission  
Waterford Town Hall

May 9, 2011  
7:00 PM

Members Present: E. Maguire, G. Hughes, J. Auwood, T. Ward, D. Award  
Alternates Present: A. Laben  
Alternates Absent: B. Chenard (1 vacancy)  
Staff Present: T. Wagner, M. Wujtewicz, D. Choisy  
Also Present: Fire Marshal Peter Schlink

### 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 D. Award, to approve the minutes of the April 25, 2011 meeting as written.

**VOTE:** 4-0-1, E. Maguire abstaining

### 3. RECEIPT OF APPLICATIONS

**#PZ2011-006** ó Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to sell town-owned properties located at 40, 44 & 48 Dayton Road to AHEPA for elderly housing.

**#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.

T. Wagner stated that both applications are in order for receipt. Application #PZ2011-006 will be reviewed next on the agenda and application #PZ2011-007 will be scheduled for a public hearing.

### 4. APPLICATION REVIEWS

**#PZ2011-006** ó Request of the Town of Waterford First Selectman for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes to sell town-owned properties located at 40, 44 & 48 Dayton Road to AHEPA for elderly housing.

Terry Mitchell and David Martin, representing AHEPA, addressed the Commission. Mr. Mitchell stated that they are proposing to construct a building similar to the existing AHEPA project on Clark Lane. He noted that there is a shortage of housing for the elderly in the area.

Senior Services Director Sally Ritchie stated that she was in favor of the project, and noted that there currently is a 4 year wait list for existing elderly housing.

**MOTION:** Motion made by T. Ward, seconded by G. Hughes, to approve the 8-24 request of the First Selectman to sell town-owned properties located at 40, 44 & 48 Dayton Road to AHEPA for elderly housing.

**VOTE:** 5-0

## **5. ADMINISTRATIVE REVIEW**

### Crystal Mall – Review of Proposed Renovations

Mall Manager Karen Tarantino and architect Nick Middleton reviewed the proposed renovations of the Crystal Mall with the Commission. Mr. Middleton stated that the interior renovations will be primarily cosmetic. The exterior entrances and signage will be changed, with the entrance near the space previously occupied by Tweeter being made an egress only. The bus stop will be relocated from the Tweeter entrance to the food court entrance. The entrance at the food court will be modified to improve safety for pedestrians, and the food court itself will be remodeled. They expect to submit plans to the building department for review soon, and hope to have the majority of the interior renovations completed by Thanksgiving; however the exterior modifications will not be complete until 2012.

T. Wagner stated that he is requesting that the Commission authorize the Zoning Official to proceed with Zoning Compliance permits for the project. A detailed review of the new monument signs will be conducted and permit issued if consistent with prior approvals, or they will be brought to the Commission if a modification is required. They are proposing 2 construction signs. One sign at each of the two entrance drives. Although the regulations only allow for one construction sign, due to the size of the project, Staff sees no reason not to allow two construction signs.

Commission members stated concerns with making the entrance at Tweeters egress only. Fire Marshal Peter Schlink stated that he is waiting for the egress studies to be completed in order to conduct a complete review of the proposal.

**MOTION:** Motion made by D. Award, seconded by J. Auwood, to authorize the Zoning Official to proceed with the Zoning Compliance permits for the renovations to the Crystal Mall with the following conditions:

1. That the closing of the entrance to the mall at the lower level by Sears be constructed as required by the Fire Marshal particularly to ensure the area for egress through the new doors is adequate;
2. That the Zoning Official may approve two construction signs, one for each signalized entrance. These will also act as temporary signs identifying the Mall entrances while the signs are being replaced;
3. Changes to the sidewalk and drives to accommodate modifications to the entrances are minimal and do not require Planning & Zoning Commission action.

**VOTE:** 5-0

973 Hartford Turnpike – Request for Certificate of Occupancy (Hendel's)

T. Wagner stated that inspections have been done and a punch list of outstanding items was given to the contractor. The contractor has indicated to Staff that they are working on all outstanding items, and should be finished in a few days. An as-built has been received. Because this project was brought to the Commission as a Planned Group Development, Commission authorization is required prior to the issuance of a Certificate of Occupancy.

**MOTION:** Motion made by J. Auwood, seconded by T. Ward, to authorize Staff to sign off on the Certificate of Occupancy for 973 Hartford Turnpike pending the completion of all outstanding items.

**VOTE:** 5-0

Request for Roadway Acceptance – Cottage Lane

M. Wujtewicz stated that the developer has informed him that several outstanding punch list items have been completed. The drainage basin still has not been certified by the project engineer. The Department of Public Works will be inspecting the site, and will report back to Staff on the completion of outstanding items.

Thames Landing – Completion of Scotch Cap Road Improvements

T. Wagner stated that he met with the original developers regarding the completion of the improvements to Scotch Cap Road. He stated that the Town is holding a \$250,000 bond for completion of the public improvements associated with the waterfront development. The Director of Public Works has requested that a portion of the bond be used to complete the paving of the road. After meeting with the developers, it was decided to hold off on using a portion of the bond for the road. There is a new owner of a majority of the upland portion of the development and access across the train tracks is still an issue. Re-opening the historical pedestrian access is an option, if approved by the Department of Transportation. Staff has requested that the developers submit information resolving the issue by July 4, 2011. The Commission also has the option of revoking the Special Permit, however that may be counterproductive. Staff will keep the Commission apprised of any developments.

Proposed Revisions to Town of Waterford Inland Wetlands & Watercourses Regulations

The Commission received the proposed revisions to the Inland Wetlands & Watercourses Regulations. T. Wagner stated that any comments on the proposed revisions can be directed to Maureen FitzGerald, Environmental Planner.

Plan of Development Update

T. Wagner informed the Commission that the public informational meeting has been scheduled for June 20, 2011.

**6. CORRESPONDENCE**

**7. ADJOURNMENT**

**MOTION:** Motion made by T. Ward, seconded by D. Award, to adjourn the meeting at 7:56.

**VOTE:** 5-0

Respectfully Submitted,

Dawn Choisy  
Recording Secretary