

MINUTES

Planning & Zoning Commission
Waterford Town Hall

September 26, 2011
7:00 PM

Members Present: E. Maguire, G. Hughes, J. Auwood, T. Ward, 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. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Auwood, seconded by T. Ward, to approve the minutes of the September 12, 2011 meeting as written.

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

No new applications were received.

4. APPLICATION REVIEWS

#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.

The Commission reviewed the draft Special Permit prepared by Staff.

MOTION: Motion made by J. Auwood, seconded by T. Ward, to approve application #PZ2011-012 for Special Permit and Site Plan review subject to the findings contained in Attachment A.

VOTE: 4-0-1, D. Award abstaining

5. ADMINISTRATIVE REVIEW

Draft Regulation Amendment

The Commission reviewed a draft amendment to Sections 11, 22 and 25 of the Regulations that was revised to incorporate comments and suggestions from the Commission at the previous meeting. Additional suggestions were made and T. Wagner stated that those suggestions will be incorporated for further review by the Commission prior to scheduling the public hearing.

T. Wagner informed the Commission that a regulation amendment to allow financial institutions in the I-G zone will be submitted soon.

M. Wujtewicz informed the Commission that Lawrence & Memorial Hospital has submitted preliminary plans for a cancer center on the property they bought off Boston Post Road and Waterford Parkway South.

6. CORRESPONDENCE

Letter dated September 13, 2011 from Mark Smith, Northeast Utilities System to Town of Waterford Conservation Commission, Re: CL&P Millstone Line Separation Project

The Commission reviewed the correspondence.

7. ADJOURNMENT

MOTION: Motion made by T. Ward, seconded by D. Award, to adjourn the meeting at 7:23.

VOTE: 5-0

Respectfully Submitted,

Dawn Choisy
Recording Secretary

SPECIAL PERMIT FINDINGS REVIEW

Attachment A
Minutes of September 26, 2011
Special Permit and Site Plan

Application: PZ2011-012
Owner: Town of Waterford
Applicant: Town of Waterford Utility Commission
Location: 45 Benham Avenue
Public Hearing Date(s): 9/12/2011
Public Hearing Advertisement Dates: 8/9/2011, 9/5/2011
Zoning Districts: R-20
Use: Vacant

Description of Project: Construction of a 500 sq ft Municipal Sewer Facility (sanitary sewer pump station) building to be located on Benham Avenue on a 3680 sq ft parcel acquired by the Town of Waterford. The property is located within the Medium Density Residential Zoning District (R-20).

Associated site work will include the installation of a paved driveway and parking area for service vehicles. On site surface water drainage and roof leaders will be directed to a concrete drywell.

FINDINGS

23.5.1 COMPLIANCE WITH THE ADOPTED LAND USE PLAN AND THE ZONING

REGULATIONS: The proposed use of the subject site is consistent with the purpose and intent of the Town of Waterford's Land Use Plan. The proposed use is one, which is permitted to be established within the district on subject site, subject to the approval of a Special Permit.

The project was found to be consistent with the Coastal Area Management Act as a result of the review and approval of Planning and Zoning Commission Permit #PZ2007-011 for CGS 8-24 approval.

The parcel in which the pump station will be constructed is located within the Medium Density Residential (R-20) Zone District. The use is permitted per Sections 3.18 and 4.2.3 and in accordance with the standards contained in sections 20, 22, 23 and 25 of the Zoning Regulations.

The parcel is approximately 3,680 square feet in area. It is surrounded to the North, South and West by private institutional vacant land, and to the East by the New England Central Railroad. The size and use of the parcel will not negatively impact the adjacent vacant land or the Railroad Property.

Land Use Plan Designation: Existing Open Space

Pertinent Regulations Specially Permitting the Use: 3.18, 4.2.3

23.5.2 ORDERLY DEVELOPMENT: The location, type, character, size and use of the structure is in harmony with the appropriate and orderly development of the Town and the neighborhood and will not hinder or discourage the appropriate development and use of adjacent property.

The parcel is located along Benham Avenue and adjacent to the New England Central Railroad tracks. The present use of the parcel is vacant land that is currently being utilized for stockpiling and storage of topsoil and compost.

Type of Structure and Improvements: A 500 sq. ft structure housing a sanitary sewer pump station facility constructed on the parcel with a driveway access to Benham Avenue. Paved parking will be provided for two vehicles. Stormwater drainage on the site will be directed to a concrete drywell system

that will accept surface water from the paved portion of the site and roof water. Drainage calculations were submitted into the record that indicates the drywell system has been properly sized in order to accommodate the anticipated water quality volume.

Present Land Use of Parcel: Vacant

Abutting Uses: Railroad Transportation Corridor and Vacant Land

23.5.3 PROPERTY VALUES AND CHARACTER: The proposed use will not depreciate adjacent property values and the size and height of all proposed buildings and the extent of all proposed site improvements are such as to harmonize with the existing character of the neighborhood. The installation of the facility is required to abate existing pollution as a result of failing private septic systems serving the residences.

23.5.4 PUBLIC SAFETY: There is adequate access to the building for the purpose of fire protection, police protection, and other emergency equipment. The location of the parcel prior to the railroad crossing also provides for unimpeded access to the site.

23.5.5 TRAFFIC CONSIDERATIONS: The proposed facility will generate approximately 1 to 2 vehicle trips per day on Benham Avenue. Benham Avenue has adequate width and capacity to accommodate the extra vehicle trips anticipated. The two spaces provided for off-street parking is sufficient for the number of vehicles expected to visit the site.

23.5.6 LANDSCAPING AND BUFFERS: Plantings of Arborvitae along the frontage on Benham Avenue and adjacent to the railroad right-of-way will be installed to properly screen the building and site from the adjacent uses.

23.5.7 RELATIONSHIP TO UTILITY SYSTEMS, DRAINAGE SYSTEMS, AND IMPACT ON COMMUNITY FACILITIES: The pump station will utilize an existing municipal water supply system in Benham Avenue for the water service.

WATER: Public

SEWER: Public

DRAINAGE: On site through the use of a drywell system.

23.5.8 COMPLIANCE WITH ZONING REGULATIONS: In accordance with Section 3.18 of the Zoning Regulations the Commission finds that the reduction in lot area to 3,680sq ft; frontage to 47 f.; lot width to 45 ft and building setbacks for front yard of 16.2 ft; side yard of 5.1 ft; and rear yard of 35.2 ft are acceptable and reasonably necessary in order to provide for an adequate sewerage system.

SECTION 22 COMPLIANCE: The site plan prepared and submitted with this application for special permit, complies with the provisions of section 22 of the Zoning Regulations.

COMMISSION ACTION: The Commission approves application #PZ2011-012 for Special Permit and Site Plan Review subject to the findings, contained herein. All potential adverse impacts have been addressed as modified herein.

MODIFICATION, REVISIONS, EXTENSIONS: All revisions, extensions, and modifications to any items in this permit shall be governed by the provisions of section 23.9 of the Waterford Zoning Regulations.

VIOLATIONS: Any violations of the findings, stipulations or conditions of this permit shall be subject to section 23.8 of the Waterford Zoning Regulations.

LIST OF EXHIBITS:

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.
- EXHIBIT G - Series of photographs of an existing pump station dated 9/12/11 submitted by Neftali Soto.

CERTIFICATION: This is to certify that this Special Permit was approved on September 26, 2011

Waterford Planning and Zoning Commission

Dawn Choisy
Recording Secretary