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WATERFORD, CT

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TEST: *Barry K. Cooper*  
TOWN CLERK

MINUTES  
Historic Properties Commission  
Special Meeting  
October 11, 2016, 4:30 p.m.

MEETING CALLED TO ORDER at 4:30 p.m. by Chairman John O'Neill.

ROLL

PRESENT: Vivian Brooks, John O'Neill, Debra Walters, William Whelan, Eileen Olynciw, Robert Nye (Alt).  
ALSO PRESENT: Abby Peirsal, Director of Planning and Development and Thomas Dembek, RTM  
Moderator.

APPOINTMENT OF ALTERNATE: Nye filled in for Olynciw until her arrival at 4:43 p.m.

PRESENTATION by Abby Peirsal regarding the Waterford Town Center, Vision and Strategic Plan.

THE PLAN" encompasses 3 main areas: the "Gateway", Rte. 1-A from the New London to Mossbrokers  
Corners; the "Civic Triangle" including the south side of Boston Post Road; and the Jordan Village  
National Register Historic District which includes a stretch of Rope Ferry Road with the Civic Triangle.

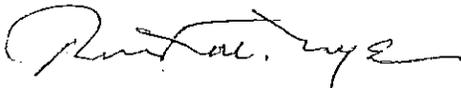
PRIORITIES: 1. Establish a Civic Triangle District in order to "loosen" permitted uses (see attached Draft  
of CT District); 2. Establish a "village District", eliminating the several existing zones, thereby  
"loosening" permitted uses, but requiring design review; and 3. The "Gateway" is temporarily on the  
back burner.

DISCUSSION: The same concerns that were raised at the September 7, 2016 public session regarding  
traffic and pedestrian safety in Jordan Village were brought up. Ms. Piersal is hoping some funds can be  
designated in the Capital Plan in an effort to leverage state funding for a town/state partnership.  
Otherwise the proposed Village District zone by itself will have little or no impact on quality of life in the  
village.

Though the overall goal of the commission remains the preservation of the historic Nevins Tenant  
Cottage, it will surely face demolition if a use cannot be determined at a minimal cost to the town. The  
commission is already in support of Ms. Piersal's long-term lease proposal. Ideas were offered, but  
there is feeling of frustration among commission members regarding the implied role the commission  
has been "de facto" charged with in determining a viable use for the building. Clearly the commission is  
going to need support, but as Ms. Piersal has indicated, it's up to the commission to take the lead.

The cottage will be the primary agenda topic at the commission's Annual Meeting, November 15, 2016.

Respectfully submitted,



Robert Nye  
Recording Secretary & Municipal Historian

## **SECTION 10 - CIVIC TRIANGLE DISTRICT (CT)**

### **10.1 GENERAL**

The minimum lot size in this district shall be 10,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses in this district.

- 10.1.1 Mixed –Use Commercial/Residential Buildings.
- 10.1.2 Business offices and professional buildings.
- 10.1.3 Financial institutions.
- 10.1.4 Municipal offices, public schools, public libraries, police stations, and other municipal facilities.
- 10.1.5 Parks and playgrounds.
- 10.1.6 Cafés, Restaurants (excluding drive-thru facilities) and specialty food stores (ice cream parlor, cheese shop bakery, confectionary, or similar).
- 10.1.7 Retail under 4,000 square feet.
- 10.1.8 Daycare.
- 10.1.9 Barber shops and hair salons.
- 10.1.10 Temporary Outdoor Events including Farmer’s Markets, Art Shows, Music or Theater Performances, or Festivals.
- 10.1.11 Publishing establishments.
- 10.1.12 Museums, Art Galleries and Theaters.
- 10.1.13 Private Educational Institutions.
- 10.1.14 Customary Home Occupations as defined in Section 1.37 herein and subject to the provisions of Section 3.11 of these regulations.
- 10.1.15 Accessory uses as defined in Section 1.2 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations. Accessory uses may include the outdoor sales/display of goods for sale during regular business hours, but shall not include overnight or permanent outdoor storage.
- 10.1.16 Accessory apartments in accordance with Section 3.36 of these Regulations.

### **10.2 USES PERMITTED IN THE CT DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT**

The following uses may be permitted in the CT District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

- 10.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.

### **10.3 MINIMUM LOT FRONTAGE AND WIDTH**

No lot in this district shall have less than 50 feet frontage on a public street, and each lot shall be at least 50 feet in width at the building line.

### **10.4 MINIMUM SETBACKS**

- 10.4.1 Front Yard - 20 feet.
- 10.4.2 Side Yard - 10 feet, or 0 feet provided a party wall agreement is executed by the adjacent property owners.
- 10.4.3 Rear Yard – 30 feet

**10.5 BUILDING COVERAGE**

The aggregate building coverage on any lot in this district shall not exceed 50% of the total area of said lot.

**10.6 MAXIMUM BUILDING HEIGHT**

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 35 feet, except as provided in Section 3.6 of these regulations.

**10.7 OFF-STREET PARKING**

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations and the following provisions:

- a. Where mixed uses are located on a single property, the total number of required spaces for the combined uses may be reduced when the peak parking demand for uses occurs at different times of day.
- b. Where mixed uses are located on contiguous property in the CT district, the owner(s) of such lot(s) shall provide easement(s), filed in the Office of the Town Clerk, that provide the right of vehicle and pedestrian entrance, exit, passage, parking and loading between the subject property and one or more contiguous properties. The physical dimensions of the easement area shall be clearly shown on the approved site plan and the site plan shall be filed as an appendix to the easement in the Office of the Town Clerk. An operations and maintenance plan for the parking lot, including snow and ice management, landscaping, lighting and repairs shall be included in the easement language. Draft easement language and the proposed easement area shall be provided at the time of application for a site plan or special permit. The site(s) shall be developed with an integrated plan of parking improvements. The Commission may require or limit use of access driveways to one or more parcels, in order to assure safe traffic movement onto the street and to avoid congestion.
- c. Parking areas shall be surfaced and maintained with a durable, dustless all-weather material. Surfaces that promote stormwater infiltration are encouraged.
- d. Parking areas shall be located behind buildings.

**10.8 SIGNS**

All signs erected within this district shall conform to the requirements of Section 21 of these regulations. Electronic Message Centers are prohibited.

**10.9 ENVIRONMENTAL PROTECTION**

No development shall be undertaken on any lot within this district, nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.

**10.10 SITE PLAN APPROVAL**

A site plan shall be submitted to the Commission in accordance with the provisions of Section 22 of these regulations, and no building or structure, parking lot, or outdoor use of land, except those used for a one-family dwelling and their accessory uses, shall be used, constructed, enlarged, or moved until said site plan has been approved by the Commission.

**10.11 MIXED USE BUILDINGS**

Mixed use buildings permitted in accordance with section 10.1.1 shall meet the following provisions:

- a. At least 25% of the building shall be devoted to commercial uses permitted under section 10.1.
- b. Commercial uses shall be located on the first floor of the building.
- c. No more than eight (8) residential dwelling units shall be allowed per lot.

**10.12 BUILDING AND SITE DESIGN**

Building and site design shall meet the following requirements:

- a. Building façades shall include two or more materials types. Uninterrupted lengths and heights of facades facing Boston Post Road, Rope Ferry Road and Avery Lane shall be broken up through the use of architectural projections, setbacks, canopies, trellises, variations in roof form, entryways, windows, and changes in materials as necessary.
- b. Roof mounted mechanical equipment such as heating and air conditioning units, antennas and other mechanical equipment, shall be screened from view from public rights-of-way and abutting properties within residential zones.
- c. Sites shall be designed to include bicycle and pedestrian amenities including at least one of the following:
  - i. Bicycle rack.
  - ii. Seating bench.