

RECEIVED FOR RECORD
WATERFORD, CT

16 APR 14 AM 8:38

MINUTES

Planning & Zoning Commission
Waterford Town Hall

TESTED: *David L. Conner* April 11, 2016
6:30 PM
TOWN CLERK

Members Present: J. Bunkley, S. Stotts, B. Chenard
Members Absent: J. Auwood
Alternates Present: M. Mazzella
Alternates Absent: E. Maguire
Staff Present: A. Piersall, Planning Director; M. Wujtewicz, Planner; T. Lane,
Zoning Official; D. Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chair Bunkley called the meeting to order at 6:30 and appointed M. Mazzella to sit for Chairman Auwood.

2. APPROVAL OF MINUTES

MOTION: Motion made by B. Chenard, seconded by M. Mazzella, to approve the minutes of the March 21, 2016 meeting as written.

VOTE: 2-0-2, S. Stotts & M. Mazzella abstaining.

3. RECEIPT OF APPLICATIONS

#PL-16-3 – Request of Picardi Realty, owner; Kincora Development LLC applicant, to change the zone for property located at 122-124 Boston Post Road from C-G (General Commercial) to PDD-1 (Planned Design District).

M. Wujtewicz stated that this application is in order for receipt and will be scheduled for a public hearing within the statutory timeframe.

#PL-16-4 – Request of Mago Way Realty, LLC owner and applicant for special permit and site plan approval to locate a restaurant at 361 Mago Point Way in accordance with sections 14, 22 and 23 of the zoning regulations and as shown on plans titled “Restaurant Site Development Plans” dated March 30, 2016. A Coastal Site Plan review is required in accordance with the Coastal Management Act.

M. Wujtewicz stated that this application is in order for receipt and will be scheduled for a public hearing within the statutory timeframe.

#PL-16-5 – Request of Nicholas Whitelaw, applicant, to amend the Zoning Regulations by adding to Section 1 (Definitions) “Bed and Breakfast Establishment” and add new Sections 3.41, 4.2.10, 5.2.12, 6.2.11, 6a.5.5, 14.3.10, 17.2.4 and 20.3.x to allow Bed and Breakfast Establishments in the R-20, R-40, RU-120, VR, WD and OS zones.

M. Wujtewicz stated that this application is in order for receipt and will be scheduled for a public hearing within the statutory timeframe.

#PL-16-6 – Request of the Waterford Little League, applicant for special permit and site plan approval to replace lights at 10 Gardiners Wood Road (Little League South Patterson Field), IP-1 Zone, in accordance with Sections 13, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Waterford Little League South, Gardiner Wood Road" dated March 28, 2016.

M. Wujtewicz stated that this application is in order for receipt and the public hearing is scheduled to begin on May 9, 2016.

4. APPLICATION REVIEWS

#PL-15-17 – Request of Charles Secor, owner; Constitution Surgery Center East, LLC, applicant, for site plan approval to locate an Outpatient Surgery Center on property located at 77 Foster Road, I-G zone, in accordance with Sections 11 & 22 of the Zoning Regulations and as shown on the plans titled "Proposed Surgery Center, Cross Road & Foster Road" dated January 8, 2016 revised to February 29, 2016

Mario DiLoreto of Readco LLC, agent for Constitution Surgery Center East, LLC stated that the applicant currently operates a surgery center at 174 Cross Road, and they need to expand. Expansion on the current site is not feasible. Also present were Matthew Bruton of BL Companies, architect Nicholas Michnevitz of MBH Architecture and Betty Windham, office manager of the existing surgery center. He noted that the proposed development had been reviewed by the Design Review Board earlier in the evening.

M. Bruton stated that the site is currently a 48.54 acre parcel. The applicant is proposing to split the parcel into two lots, Lot 1 being 13.88 acres and Lot 2 being 34.66 acres. The applicant is proposing this development on the 13.88 acre parcel. The Conservation Commission has determined that the proposed activity does not involve regulated inland wetland or watercourse activities.

M. Bruton stated that the applicant is proposing to construct a 20,770 square foot medical surgery center on the site. 114 parking spaces are proposed. He reviewed the stormwater management plan and landscaping plan contained in the application material. He stated that a traffic study, lighting plan, erosion & sediment control plan and long term maintenance plan have been submitted.

Architect N. Michnevitz reviewed the building design and elevations. M. DiLoreto stated that the project is designed so that there is potential for future expansion.

M. DiLoreto stated that they have received Staff's memo dated April 11, 2016, and will be able to incorporate the comments into revised plans prior to the next meeting.

B. Chenard stated concerns regarding the site line from Foster Road to Cross Road, and also with the potential need to blast. M. Bruton reviewed the site lines, and said they do not intend to have to blast.

M. Bruton explained the site line easement on Lot 2 in favor of Lot 1.

B. Chenard asked if the amount of parking provided is adequate for the possible future expansion. N. Michnevitz stated that if more parking is needed, they will come back to the Commission.

A. Piersall reviewed the comments contained in the Staff report dated April 11, 2016. Staff has concerns regarding Lot Design Standards, Erosion and Sediment Control and Drainage Infrastructure. Staff is recommending that the Commission's review of the project be continued to provide the applicant with additional time to address these comments. Staff is also requesting that the applicant provide written responses to the comments as well. It was the consensus of the Commission to continue review of this application to the April 25, 2016 meeting.

5. CORRESPONDENCE

- E-mail correspondence from Peter Davis resigning from the Design Review Board.
- Letter dated March 22, 2016 to Joseph Auwood from William McNulty, Re: Design Review Board.

M. Wujtewicz explained that the terms of W. McNulty and E. Pellegrini on the Design Review Board will be expiring soon, and Mr. McNulty is requesting that they be reappointed. He is also requesting that the Commission appoint alternate member J. Merrill as a regular member, replacing P. Davis.

MOTION: Motion made by S. Stotts, seconded by B. Chenard, to reappoint W. McNulty and E. Pellegrini to the Design Review Board for terms to expire on May 4, 2018, and also appoint J. Merrill as a regular member, replacing P. Davis.

VOTE: 4-0

6. ADMINISTRATIVE REVIEW

Discussion of Amendments to Section 21 of the Waterford Zoning Regulations (Signs)

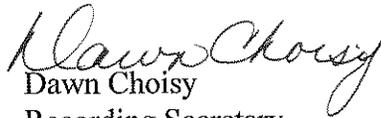
The Commission reviewed additional revisions made to the draft amendments. Additional comments and suggestions were made.

7. ADJOURNMENT

MOTION: Motion made by B. Chenard, seconded by S. Stotts, to adjourn the meeting at 7:48.

VOTE: 4-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary