

RECEIVED FOR RECORD
WATERFORD, CT

MINUTES

16 APR 28 PM 3:36

Planning & Zoning Commission
Waterford Town Hall

TESTED *David L. Conroy*
TOWN CLERK

April 25, 2016
6:30 PM

Members Present: J. Auwood, J. Bunkley, S. Stotts, B. Chenard
Members Absent: (1 vacancy)
Alternates Present: M. Mazzella
Alternates Absent: E. Maguire, (1 vacancy)
Staff Present: A. Piersall, Planning Director; M. Wujtewicz, Planner; M. FitzGerald, Environmental Planner; T. Lane, Zoning Official; D. Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

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

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Bunkley, seconded by B. Chenard, to approve the minutes of the April 11, 2016 meeting as written.

VOTE: 4-0-1, Chairman Auwood abstaining.

3. RECEIPT OF APPLICATIONS

#PL-16-7 – Request of Laraine Renehan, owner, Rob & Laraine Renehan, applicants, for a 12-lot re-subdivision for property located at 20 Doyle Road and 153 Niantic River Road, R-40 zone, as shown on plans entitled "Kathryn Court Estates" dated November 12, 2015 revised to March 23, 2016, sheets 1 through 16. 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 time frame.

#PL-16-8 – Request of the Town of Waterford Utility Commission for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes for the construction of a Grit Receiving Station for the temporary storage of grit material on property located at 85 Miner Lane.

M. Wujtewicz stated that this application is in order for receipt and appears later on the agenda for the Commission's review.

4. PUBLIC HEARING

#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.

Chairman Auwood opened the public hearing and read the following exhibits into the record:

EXHIBIT 1 - Application and Support Material:

- EXHIBIT 2 - Notice of Public Hearing advertised in the Day newspaper on April 15, 2016 and April 19, 2016
- EXHIBIT 3 - Hearing Notification letter to applicant dated April 13, 2016 along with certificates of mailing.
- EXHIBIT 4 - Plans titled "Town of Waterford "Waterford Little League South" Gardiner Wood Road" dated March 28, 2016

Andrew Dyjak of 15 Eighth Ave., representing Waterford Little League, presented this proposal to the Commission. He stated that the existing lights on the field no longer meet the Little League standards of safety. There are currently six 40' to 50' high light poles, and they are proposing to replace them with four 60' to 70' high light poles. There will be less light encroachment onto abutting properties. The proposed lights are energy efficient, and are controlled by remote control. The latest time the lights will be on is 10 p.m.

Chairman Auwood asked if there was anyone in the audience who wished to speak regarding this application. There being no further questions or comments, the public hearing was closed at 6:41.

5. APPLICATION REVIEWS

#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.

MOTION: Motion made by J. Bunkley, seconded by B. Chenard, to approve Application #PL-16-6.

VOTE: 5-0

#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

Matthew Bruton and Michelle Carlson of BL Companies reviewed changes made to the site plan in response to Staff and Commission comments.

A. Piersall stated that many of the outstanding issues can be addressed through conditions of approval, should the Commission vote to approve the application. She stated that some details need to be modified & shown on the plan.

MOTION: Motion made by S. Stotts, seconded by M. Mazzella, to approve permit #PL-15-17 with the following conditions:

1. Prior to endorsement of the plans, the fill slope detail on sheet DN1 shall be modified to show the approved reverse-slope bench.
2. Prior to endorsement of the plan, the detail for the stormwater basin shown on sheet DN5 shall be modified to include a note that states the basin bottom will be over excavated by 12

inches and 4-6 inches of low permeability soils will be placed in the basin bottom to support the stormwater wet pond and associated plantings.

3. Prior to endorsement of the final plan, the applicant shall provide language to be reviewed and approved by Town Counsel for the proposed sightline easement on Lot 2, in favor of Lot 1. The easement shall provide for selective clearing to maintain an adequate sightline along Cross Road.
4. Prior to endorsement of the final plan, bond estimates shall be approved by the Director of Public Works.
5. Prior to issuance of a Zoning Compliance Permit, the appropriate bond instrument(s) shall be reviewed and put in place.
6. At least two weeks prior to the start of construction, the selected contractor shall meet with the Planning Department to review and clarify the sequencing of erosion and sediment controls between phases 1 and 2 noted on the approved plans. The Contractor shall present a plan to the Planning Department explaining the construction, use, and transition between temporary sediment traps and the construction and protection of the permanent stormwater basin.
7. During construction and prior to planting, the contractor shall monitor water levels in the stormwater basin to verify that water levels in the basin will support and not inundate the selected basin plantings.
8. Any modification to the selected stormwater basin plantings shall be reviewed and approved by Planning Department staff prior to the issuance of a Certificate of Occupancy.
9. \$10,000 of the required bond shall be held for two growing seasons after issuance of a Certificate of Occupancy to ensure survival of plants in the stormwater basin. The property owner shall submit an annual report at the end of each growing season consisting of photographs of the basin and a brief description of the rate of plant survival. Plants that do not survive shall be replaced during the next growing season. Planning Department staff may inspect the site to verify plant survival.

VOTE: 5-0

#PL-16-8 – Request of the Town of Waterford Utility Commission for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes for the construction of a Grit Receiving Station for the temporary storage of grit material on property located at 85 Miner Lane.

Utility Commission Assistant Director J. Bartelli presented this application to the Commission. The grit receiving station will be placed at the site of the Town's former landfill. Some site improvements are proposed. M. Wujtewicz stated that if the Commission approves this 8-24 request, the Utility Commission will have to come back before the Commission for Special Permit/Site Plan approval. Staff feels that the proposed Grit Receiving Station is consistent with the Town's Plan of Conservation and Development in that there will be cost savings, and improve the functionality of the Towns Wastewater Infrastructure by extending the serviceable life of the system through proper maintenance.

MOTION: Motion made by B. Chenard, seconded by S. Stotts, to approve Application #PL-16-8, finding that the proposal is consistent with the Town's Plan of Development, A favorable report will be forwarded to the Board of Selectmen.

VOTE: 5-0

7. CORRESPONDENCE

No correspondence was received.

8. ADMINISTRATIVE REVIEW

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

A. Piersall stated that a minor modification had been made to the draft regulations. She noted that the draft has been sent to some local sign companies, and will be posted on the Town's website.

Budget Transfers

MOTION: Motion made by M. Mazzella, seconded by B. Chenard, to approve the following budget transfers:

In-Series:

| | | | |
|-------|-----------------|-------------|---------|
| From: | Administration | 10110-51110 | \$7,355 |
| To: | Inspection | 10110-51120 | \$2,080 |
| To: | Clerical | 10110-51210 | \$3,710 |
| To: | Fringe Benefits | 10110-51910 | \$1,565 |

Department Transfers

| | | | |
|-------|----------------------|-------------|---------|
| From: | Building Maintenance | 10111-52100 | \$2,165 |
| To: | Planning & Zoning | 10110-54060 | \$2,165 |

VOTE: 5-0

9. ADJOURNMENT

MOTION:

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary