

RECEIVED FOR RECORD
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MINUTES
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Planning & Zoning Commission
Waterford Town Hall

June 27, 2016
6:30 PM

WITNESSED: *David L. Conroy*
TOWN CLERK

Members Present: J. Auwood, J. Bunkley, S. Stotts, B. Chenard, (1 vacancy)
Alternates Absent: E. Maguire, M. Mazzella (1 vacancy)
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

Chairman Auwood called the meeting to order at 6:30.

2. APPROVAL OF MINUTES

MOTION: Motion made by S. Stotts, seconded by B. Chenard, to approve the minutes of the June 13, 2016 meeting with the following corrections: Item 2: Change J. Bunkley to B. Chenard. Page 6, second paragraph, add "per lot" to the final sentence.

VOTE: 3-0-1, J. Bunkley abstaining.

3. RECEIPT OF APPLICATIONS

No new applications were received

4. CORRESPONDENCE

There was no correspondence

5. ADMINISTRATIVE REVIEW

Review of Subdivision Regulations by Horsley Witten

Nate Kelly of Horsley Witten stated that they have had meetings with Staff, and also visited some of the existing subdivisions in town. Through discussions with Staff, it was determined that the cluster subdivision regulations were the most important to review first. A. Piersall stated that this is the Commission's chance to streamline the regulations.

N. Kelly reviewed the proposed cluster subdivision regulations and checklist with the Commission. Commission members suggested some modifications and clarifications to the proposed regulations. N. Kelly stated that Horsley Witten will continue their review of the Subdivision Regulations, and will bring more information to Staff. A. Piersall stated that this item will be brought back for the Commission's review in August.

Review of draft Mago Point regulations

A. Piersall stated that there have been multiple public meetings, as well as meetings with the Mago Point Business Association regarding these regulations. She anticipates bringing this application to the Commission at the July 11, 2016 meeting for receipt, with the public hearing commencing on July 25, 2016.

A. Piersall reviewed the draft regulations and proposed Mago Point District boundaries with the Commission. She noted that some of the residents of Millstone Road have requested that they be

included in the new Mago Point District. Resident Gary Shook of 17 Millstone Road spoke to the Commission, stating that he feels that his property and others currently zoned WD should be included in the new district.

Review of FEMA Regulations

T. Lane reviewed proposed revisions to the regulations regarding building in a Flood Hazard zone. An application for regulation amendment will be submitted for receipt by the Commission at the July 11, 2016 meeting, and the public hearing will commence on July 25, 2016.

6. ADJOURNMENT

MOTION: Motion made by B. Chenard, seconded by S. Stotts, to adjourn the meeting at 8:18.

VOTE: 4-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary