

## MINUTES

Planning & Zoning Commission  
Waterford Town Hall

RECEIVED FOR RECORD  
WATERFORD, CT

16 JUL 28 PM 1:23  
July 25, 2016

6:30 PM  
TOWN CLERK

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

Acting Chairman Bunkley called the meeting to order at 6:30 and appointed E. Maguire to sit for Chairman Auwood.

### 2. APPROVAL OF MINUTES

**MOTION:** Motion made by B. Chenard, seconded by S. Stotts, to approve the minutes of the June 27, 2016 meeting as written.

**VOTE:** 3-0-1, E. Maguire abstaining.

### 3. RECEIPT OF APPLICATIONS

**#PL-16-13** – Application of the Waterford Planning & Zoning Commission to amend Sections 1 and 25.3 and add subsection 24.6 to the Waterford Zoning Regulations as they pertain to development in flood hazard areas and flood plains.

M. Wujtewicz stated that this application is in order for receipt, and will be scheduled for a public hearing.

**#PL-16-14** – Request of Town of Waterford, owner; Waterford Utility Commission, applicant, for site plan and special permit approval to install a grit receiving station on property located at 85 Miner Lane, R-40 zone, in accordance with Sections 5.2.3, 22 & 23 of the Zoning Regulations and as shown on the plans titled “Waterford Utility Commission, Waterford, Connecticut, Contract Drawings for Grit Receiving Station” dated June 2016.

M. Wujtewicz stated that this application is in order for receipt, and will be scheduled for a public hearing.

### 4. APPLICATION REVIEWS

**#PL-16-11** – Request of Picardi Realty LLC, owner; Kincora Development, LLC, applicant, for site plan approval to locate a retail development on property located at 122 & 124 Boston Post Road, PDD-1 zone, in accordance with Sections 19, 22, and 30 of the Zoning Regulations and as shown on the plans titled “Site Plan for Phase 1, 122-124 Boston Post Road, Waterford, CT” dated 6/30/2016

Attorney William Sweeney, representing the applicant, stated that Kincora Development is proposing to construct a new ALDI's grocery store on the existing Family Bowl site. Also present were William McCabe and Mark Mancuso of Kincora Development, Project Engineer Brian McCarthy of RJ O'Connell & Associates and Bruno Lourenco of ALDI.

Attorney Sweeney stated that there will be two phases for this development; this application is for phase 1 only. The proposal was reviewed with the Design Review Board at its meeting earlier in the day, and the DRB issued a favorable report. He reminded the Commission that the Commission had previously approved the Master Design Plan for this site, and adopted the Planned Design District regulations last summer. He noted that the existing Webster Bank will remain. The planned second phase will involve the construction of two additional buildings on the site.

B. McCarthy reviewed the existing conditions of the property, noting that there is a significant slope on the site. There is currently an old stormwater system and no water quality treatment. In this first phase, the applicant is proposing to construct an 18,850 square foot ALDI's grocery store and 134 parking spaces. Access to the site will be from the existing entrance on Boston Post Road, which will be improved. A second means of egress only will be provided onto Miner Lane. They have worked with the Fire Marshal in order to ensure that there will be enough room for emergency equipment and vehicles. The property will be re-graded to create a more level grade. The parking area will be improved with new pavement, signage & pavement markings. B. McCarthy reviewed the proposed landscaping. He reviewed the new stormwater management and water quality treatment system. He stated that peak flows from the site will be reduced. A stormwater maintenance plan was submitted with the application materials. New water & sewer service will be installed, and they are working with the Utility Commission on easement language.

B. Lourenco reviewed the building design and materials to be used.

M. FitzGerald stated that she had submitted comments during review of the zone district change, and asked if those comments have been incorporated into the proposed plans. B. McCarthy stated that they have been. M. FitzGerald stated concerns regarding the stormwater management system. B. McCarthy said the information is contained in the Stormwater Management Report submitted with the application. M. Wujtewicz requested that copies of the stormwater inspection reports be provided to Staff.

M. Wujtewicz reminded the Commission that although the applicant is only presenting Phase 1 at this time, the Commission is reviewing the entire site plan. He asked B. McCarthy to review pedestrian access for the first phase. B. McCarthy reviewed the proposed sidewalks through the site. J. Bunkley asked how pedestrians will be protected during Phase 2. B. McCarthy replied that fencing will be installed.

B. Chenard stated concerns with delivery trucks possibly blocking parking spaces. B. McCarthy replied that deliveries are typically done overnight.

B. Chenard asked if there will need to be any remediation, and also if there will be security cameras in the parking lot. B. McCabe replied that asbestos in the existing building will need to be removed. B. Lourenco stated that there will not be any security cameras outside of the store.

B. Chenard stated concerns with the number of proposed parking spaces. B. McCarthy stated that they feel comfortable that there will be enough parking. Attorney Sweeney noted that the number of parking spaces was approved in the Master Design Plan.

Commission members stated concerns regarding the letter received from one of the owners of 114 Boston Post Road regarding interlot access between 114 Boston Post Road and the proposed development. A. Piersall said that the issue of the interlot access was raised during review of the Master Design Plan. She stated that the plan may be modified in the future, after the private property owners come to an agreement. Attorney Sweeney stated that the applicant just found out that there was an issue; they had met with some of the owners previously. There are currently no easements to allow for interlot access. M. Wujtewicz stated that there may be issues with deliveries for the Pizza Palace without interlot access.

A. Piersall stated that Staff will provide additional comments to the applicant this week, and this application can be reviewed further at the Commission's next meeting.

**5. CORRESPONDENCE**

There was no correspondence

**6. ADMINISTRATIVE REVIEW**

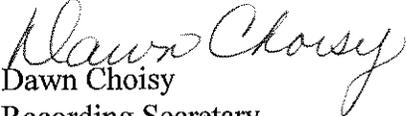
A. Piersall informed the Commission that the revised proposed Mago Point regulations have been posted on the Town's website.

**7. ADJOURNMENT**

**MOTION:** Motion made by E. Maguire, seconded by S. Stotts, to adjourn the meeting at 7:40.

**VOTE:** 4-0

Respectfully Submitted,

  
Dawn Choisy  
Recording Secretary