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WATERFORD, CT

MINUTES

16 AUG 24 AM 10:51

Planning & Zoning Commission
Waterford Town Hall

August 22, 2016
6:30 PM

TEST: *David L. Conroy*
TOWN CLERK

Members Present: J. Auwood, J. Bunkley, S. Stotts, B. Chenard, (1 vacancy)
Alternates Present: M. Mazzella
Alternates Absent: E. Maguire (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 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 August 8, 2016 meeting as written.

VOTE: 3-0-2, Chairman Auwood and S. Stotts abstaining.

3. RECEIPT OF APPLICATIONS

No new applications were received.

4. PUBLIC HEARING

#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.

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

- EXHIBIT 1 - Application
- EXHIBIT 2 - Proposed amendment language
- EXHIBIT 3 - Notice of Public Hearing advertised in the Day newspaper on August 8, 2016 and August 15, 2016
- EXHIBIT 4 - Certified copy of the Town of Waterford Zoning Regulations effective date: July 15, 2016

T. Lane reviewed the proposed changes to the regulations (Exhibit 2). Commission members discussed the proposed amendments.

Chairman Auwood asked if there was anyone in the audience who wished to speak regarding this application. There were no comments from the public.

M. Wujtewicz noted that the proposed amendments had been submitted to DEEP, and a positive response was received.

There being no further comments or questions, the public hearing was closed at 6:53.

5. APPLICATION REVIEWS

#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.

MOTION: Motion made by S. Stotts, seconded by B. Chenard, to approve Application #PL-16-13 to amend Sections 1 and 25.3 and add subsection 24.6 to the Waterford Zoning Regulations with the effective date of September 26, 2016.

VOTE: 5-0

6. CORRESPONDENCE

There was no correspondence

7. ADMINISTRATIVE REVIEW

Discussion on Civic Triangle and Jordan Village

A. Piersall stated that an informational meeting will be held on September 7, 2016 to get public input on proposed regulations for the Civic Triangle and Jordan Village areas.

Request for 90-day extension to file mylars – Kathryn Court Estate, 20 Doyle Road & 153 Niantic River Road

M. Wujtewicz stated that the applicant is working on getting clear title and finalizing legal documents.

MOTION: Motion made by B. Chenard, seconded by S. Stotts, to approve a 90-day extension to file the mylars for Kathryn Court Estates, 20 Doyle Road & 153 Niantic River Road.

VOTE: 5-0

8. ADJOURNMENT

MOTION: Motion made by B. Chenard, seconded by J. Bunkley, to adjourn the meeting at 7:11.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary