

## MINUTES

Planning & Zoning Commission  
Waterford Town Hall

RECEIVED FOR RECORD  
WATERFORD, CT  
16 NOV 11 2016  
October 31, 2016  
6:30 PM  
ATTEST: *David L. Angelo*  
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; 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 M. Mazzella, to approve the minutes of the October 17, 2016 meeting as written.

**VOTE:** 3-0-2, B. Chenard and S. Stotts abstaining.

A. Piersall explained to the audience that the public hearing for Application #PL-16-17 will open after the presentation by Kleinfelder.

### 3. PRESENTATION

#### Climate Change Risk Assessment Study Presentation

A. Piersall stated that this is a grant funded project. Andre Martecchini and Nasser Brahim of Kleinfelder presented the Climate Change Risk Assessment Study to the Commission. A. Martecchini explained the goals of the study, and stated that the project has to be done by 9/30/17. He explained the timeline of the study, and stated that a public hearing would be held at a future date.

### 4. RECEIPT OF APPLICATIONS

No new applications were received.

### 5. PUBLIC HEARING

#PL-16-17 – Application of the Town of Waterford to create a Cohanzie Redevelopment District, in accordance with Section 28 of the Waterford Zoning Regulations (Amendments).

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

- EXHIBIT 1 - Application
- EXHIBIT 2 - Proposed Cohanzie Redevelopment District Regulation
- EXHIBIT 3 - Hearing notification sent to property owners within 500 feet of subject site, along with certificates of mailing.
- EXHIBIT 4 - Notice of Public Hearing advertised in the Day newspaper on October 18, 2016 and October 25, 2016
- EXHIBIT 5 - Certified copy of the Town of Waterford Zoning Regulations, effective date: October 17, 2016
- EXHIBIT 6 - Certified copy of the Town of Waterford Zoning Map, revised through: October 17, 2016

- EXHIBIT 7 - Memo dated October 25, 2016 to Waterford Planning & Zoning Commission from Waterford Conservation Commission, RE: Application #PL-16-17, Cohanzie Redevelopment District, Comments on Proposed Regulation
- EXHIBIT 8 - Draft Cohanzie Redevelopment District Regulations, Revised October 31, 2016.

First Selectman Daniel Steward addressed the Commission. He stated that the Town is doing everything it can to save the existing building on the site. A meeting was held the previous week with some of the residents of the area, and the proposed regulations were revised in response to comments received at that time. He noted that this application is simply a zone change, and it allows some flexibility.

A. Piersall gave a power point presentation reviewing the history of the site and the proposed regulation (Exhibit 9). She noted that the Town currently has an offer on the table for the site. The application currently in front of the Commission does not get into a specific development proposal, but is a regulation amendment. The 2012 Plan of Preservation, Conservation and Development shows the site as a Possible Future Mixed Use Node. A. Piersall reviewed changes made to the proposed regulations in response to comments received from the public (Exhibit 8). She noted that in order for the Commission to approve the application, they need to find that the proposed amendment is in conformance with the 2012 POCD and state the reason for the change. If approved, an effective date will need to be set.

B. Chenard stated concerns with the provision for off-site parking. A. Piersall said that the off-site parking would be intended to be used by guests of the residents. The revised amendment (Exhibit 8) reduces the density of the units, and would allow for adequate parking on the site for guests.

S. Stotts stated that any street trees should be planted with consideration for the location of the power lines.

Chairman Auwood asked if anyone in the audience wished to speak regarding this application, noting that comments would be limited to 5 minutes to allow time for everyone to speak.

Cameron Chaplin of 77 Dayton Road stated concerns with allowing low-income housing on the site, and that there would be an increase in drugs & crime. He asked when the Plan of Preservation, Conservation and Development was last updated. A. Piersall noted that that proposed regulation does not talk about income levels. M. Wujtewicz said that the POCD was last updated in 2012.

Lawrence Morth of 51R Kenyon Road said that something else should be done with the school building.

John Paul Gwiazdowski of 59 Dayton Road noted that the previous developer was looking to build high end units. He has a problem with the how low-income housing will affect the property values in the area. He would like to make sure the buildings that are built look like they belong there.

Mark Wiggins of 15 Meadow Drive stated that the existing roads are not adequate for that much of an increase in traffic. The number of units proposed would cause overcrowding of the schools. He suggested that the building be taken down.

Michael Theiler of 595 Vauxhall Street Extension stated concerns with traffic, and asked if the developer will be under any obligation to make the units low income. A. Piersall stated that if they are using state funding, a percentage of the units will have to be.

James Blomberg of 28 Meadow Drive also stated concerns regarding traffic. He feels that the area should be left at R-40 zoning and made elderly housing.

Louis Mercuri of 29 Meadow Drive read excerpts from and entered into the record as Exhibit 10 an article from Stanford Business School dated September 15, 2015 titled "Is Affordable Housing Good for the Neighborhood". He stated concerns regarding allowing low-income housing.

Richard Muckle of 864 Vauxhall Street Extension stated that there is historic value to the school, and a significant amount of time and funding has been spent to preserve the building.

Richard LaCombe of 165 Clark Lane stated that the site should be used for senior housing.

Lawrence Morth of 51R Kenyon Road stated that he would rather see elderly housing than low-income housing.

John Mariano, Deputy Chief of the Cohanzie Fire Department stated that the parking area at the playing fields does get full. He has concerns with the effect on fire services as well as an increase in drug overdoses and crime.

Shawn Bendick of Temple Emanu-el stated that the Commission should be cautious regarding high density and low income housing.

John Paul Gwiazdowski of 59 Dayton Road stated concerns with the off-site parking as well as the increase in traffic.

David Denoia of 39 Dayton Road stated that he would like to see either a passive park developed on the site or R-20 zoning. He would like to see single family homes in the area. He is concerned with additional noise.

Richard LaCombe of 165 Clark Lane stated that he is against multi-family housing on the site.

Chairman Auwood stated that this public hearing would be continued until the following evening, November 1, 2016 at 6:30 p.m.

## **6. APPLICATION REVIEWS**

**#PL-16-17** – Application of the Town of Waterford to create a Cohanzie Redevelopment District, in accordance with Section 28 of the Waterford Zoning Regulations (Amendments).

This public hearing is still open.

## **7. CORRESPONDENCE**

- Letter dated October 21, 2016 to Mark Wujtewicz from Attorney Theodore A. Harris withdrawing Application #PL-16-12, 77 Foster Road.

- Inter-Office Correspondence dated October 19, 2016 to Daniel Steward from Mark Wujtewicz, RE: Conservation Easement, Kathryn Court Estates Re-Subdivision, 20 Doyle Road and 153 Niantic River road

The Commission received the correspondence.

## **8. ADMINISTRATIVE REVIEW**

### Draft 2017 Meeting Schedule

**MOTION:** Motion made by J. Bunkley, seconded by B. Chenard, to approve the 2017 meeting schedule as drafted.

**VOTE:** 5-0

### Draft 2015/2016 Annual Report

It was the consensus of the Commission to review this item further at their next regular meeting, scheduled for November 14, 2016.

## **9. ADJOURNMENT**

**MOTION:** Motion made by S. Stotts, seconded by B. Chenard, to adjourn the meeting at 8:14.

**VOTE:** 5-0

Respectfully Submitted,

  
Dawn Choisy  
Recording Secretary