

**MINUTES  
SPECIAL MEETING**

RECEIVED FOR RECORD  
WATERFORD, CT  
16 NOV -4 AM 10:43  
November 1, 2016  
ATTEST: *Dorell A. Lango* 6:30 PM  
TOWN CLERK

Planning & Zoning Commission  
Waterford Town Hall

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; 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. CONTINUED 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 re-opened the public hearing and read the following new exhibits into the record:

- EXHIBIT 11 - Memo dated November 1, 2016 to Abby Piersall from Robert Nye RE: Proposed zone changes.
- EXHIBIT 12 - Memo dated October 26, 2016 to Abby Piersall from Assessor Michael Bekech, Subject: Cohanzie School site usage
- EXHIBIT 13 – November 1, 2016: Proposed Additions to Section 1 of the Waterford Zoning Regulations, Definitions.
- EXHIBIT 14 – Draft Cohanzie Redevelopment District Regulations, dated November 1, 2016
- EXHIBIT 15 – DRAFT minutes of the 10/31/16 Planning & Zoning Commission meeting

A. Piersall reviewed the new exhibits. She read the memo from Robert Nye (Exhibit 11). She also summarized the information contained in the memo from Town Assessor Michael Bekech (Exhibit 12). She noted that the draft minutes from the 10/31/16 meeting (Exhibit 15) have not been approved at this time.

A. Piersall reviewed a power point presentation, entered into the record as Exhibit 16. She noted that the proposed change does not address the potential affordability of possible residential units. The Commission will be evaluating the proposed zoning as it relates to the 2012 Plan of Preservation, Conservation and Development. The proposed regulations were also amended to incorporate comments received from the Conservation Commission (Exhibit 7).

Chairman Auwood asked if there was anyone present who wished to speak regarding this application, noting that comments would be limited to 5 minutes to allow time for everyone to speak.

Gary Perrelli of 49 Kenyon Road stated concerns with property values depreciating. He stated that the school is not attractive, and had concerns regarding traffic.

Mary Jean Kanabis of 181 Dayton Road stated that the area would be adversely affected with high density housing. She stated concerns with the number of people who will be living there, increase in traffic and increase to the sewers and trash pickup.

Liz Blomberg of 28 Meadow Drive stated that she is against affordable housing, and stated concerns with traffic.

Mark Wiggins of 15 Meadow Drive read the definition of zoning. He stated that the Commission needs all the facts prior to making a decision. He has concerns with school crowding, traffic and density.

Gary Doerfler of 90 Dayton Road stated that the school should be removed and residential housing should be on the site. He doesn't think that 65 units is compatible with the area, and the property does not warrant that amount of development.

Neal Kane of 17 Dayton Road stated that it seems like commercial projects are being pushed into residential areas.

Janet Theiler of 595 Vauxhall Street Extension read into the record a letter she sent to A. Piersall on November 1, 2016, entered into the record as Exhibit 17. She has concerns regarding property values and traffic. She is against affordable housing.

Phil Fowler of 37 Dayton Road asked how density is determined. A. Piersall explained how density is determined, and stated that the density will be set by the regulations. Mr. Fowler stated that slanted roofs may require buildings to be larger. He thinks the area should be zoned R-20.

Kathleen Reagan of East Lyme stated that she would like to see the building restored. The building is sound, and it would cost as much to restore the building as it would to tear it down.

Cameron Chaplin of 77 Dayton Road stated that he is against low-income housing. He is concerned about crime and drugs.

Richard Muckle of 864 Vauxhall Street Extension stated that the existing school building should remain.

Thomas Dedrick questioned how much of the land was buildable, noting that much of the property is wetlands and not usable. He submitted as Exhibit 18 a map of the property.

Todd Branch of 838 Vauxhall Street Extension stated that the Town doesn't need to open the door for more drug use. He would prefer the site be turned into a park. He also noted that the roads in the area are not good.

Bob Allard of 876 Vauxhall Street Extension asked the Commission to do right by the people in the neighborhood.

Liz Blomberg of 28 Meadow Drive asked when a decision will be made. Chairman Auwood stated after the hearing is closed, the Commission will discuss the application.

Phil Fowler of 37 Dayton Road asked if the discussion will be open to the public. Chairman Auwood stated that the public can be present for the discussion, but can't participate.

Gary Perrelli of 49 Kenyon Road asked who makes the decision, and if anyone on the Commission lives near the area. Chairman Auwood stated that the Commission makes the decision, and he lives near the area.

David Denoia of 39 Dayton Road stated that the area should be zoned R-20. He stated concerns with headlights and noise. He also suggested the site be a passive park.

There being no further questions or comments, the public hearing was closed at 7:37. The Commission took an 8 minute break.

### **3. 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).

Chairman Auwood called the meeting back to order at 7:45.

J. Bunkley stated that the Commission can't dictate what will happen to the school; that will be up to the developer. He noted that many of the uses that the neighbors were asking for already exist on the site at this time. He doesn't feel that the property is suitable for R-20 zoning, but he is not sure he would want to see multi-family housing there.

S. Stotts asked if the proposed development will need to be reviewed by the Design Review Board. A. Piersall replied that it will have to go to the DRB for their review.

M. Mazzella asked if Staff had received any comments from the School District regarding whether or not there will be an impact on the school system. A. Piersall replied that it is her understanding that there is enough capacity in the school system.

B. Chenard stated concerns about what the regulations will allow. He feels he needs a little more time to review comments & new information received.

Chairman Auwood stated that maybe if the number of units allowed can be lowered, it may be better for the neighbors. He asked if a reduction in units would work for the developer.

A. Piersall stated that no application from the developer has been submitted at this time; however they need the regulation amendment approved by November 9.

B. Chenard stated that he is in favor of reducing the density on the site. He noted that in the revised amendment (Exhibit 14), R-20 zoning is allowed. He would prefer to see people own their own properties.

A. Piersall stated that since the public hearing is closed, new information cannot be submitted. Conditions can be applied to the amended regulations.

It was the consensus of the Commission that more time was needed to review this application.

**MOTION:** Motion made by J. Bunkley, seconded by M. Mazzella, to continue review of Application #PL-16-17 at the Commission's next scheduled meeting on November 14, 2016.

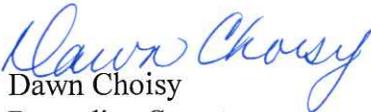
**VOTE:** 4-1, S. Stotts opposing

#### 4. ADJOURNMENT

**MOTION:** Motion made by J. Bunkley, seconded by M. Mazzella, to adjourn the meeting at 8:16.

**VOTE:** 5-0

Respectfully Submitted,



Dawn Choisy  
Recording Secretary