

RECEIVED FOR RECORD
MINUTES WATERFORD, CT

16 NOV 18 AM 8:43
November 14, 2016
6:30 PM

Planning & Zoning Commission
Waterford Town Hall

ATTEST: *David L. Conroy*

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 B. Chenard, seconded by J. Bunkley, to approve the October 31, 2016 meeting minutes with the following change: Page 3, first sentence, change "Michael Theiler of 595 Vauxhall Street Extension..." to "Janet Theiler of 595 Vauxhall Street Extension", and remove the reference to low income units.

VOTE: 5-0

MOTION: Motion made by J. Bunkley, seconded by B. Chenard, to approve the minutes of the November 1, 2016 special meeting with the following correction: Page 2, paragraph 7, remove the sentence "She is against affordable housing."

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

No new applications were received.

5. 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).

A. Piersall stated that this public hearing is closed; therefore the Commission cannot receive any additional information. She stated that the Commission will be looking at the November 1, 2016 revision of the proposed regulation for action. She noted that the Commission can approve or modify the November 1, 2016 draft, deny the application, or ask for a withdrawal. The Commission will need to find consistency or lack of consistency with the 2012 Plan of Preservation, Conservation and Development when making the decision. She reviewed pertinent sections of the POCD with the Commission.

J. Bunkley stated that comments received during the public hearing indicated that the public is against low income housing. He doesn't think that the amendment as proposed is what the residents are looking for.

B. Chenard noted that the area has been designated as a transition space. The existing school building is not being cared for. He would be in favor of something that would work for the residents as well as the Town.

M. Mazzella stated that he agrees that it is a transitional area. He noted that the POCD indicated that more affordable and smaller housing is needed, however he thinks that what is currently proposed is too dense.

S. Stotts stated that she thinks the Town does need lower cost housing, but the density proposed should be modified.

B. Chenard stated concerns with the amount of buffer area, the proposed density, and traffic issues. He thinks that any traffic study done should be expanded to include Route 85, Vauxhall Street and Kenyon Road, not just Dayton Road and Dayton Place.

J. Bunkley stated that he would not like to see multi-family housing on the site, noting that there can be no guarantee that they will not be low income rentals. A. Piersall stated that affordable housing could happen anywhere in town, regardless of housing type. The Commission can control the number of dwelling units allowed in the district, not who lives there.

Chairman Auwood stated that a variety of building types can be built there, and the Commission would still have to approve a site plan. M. Wujtewicz said that any site plan application will also have to be reviewed by the Design Review Board.

B. Chenard asked if the Town has looked at any other options for the site. A. Piersall replied that there has not been much discussion into alternatives recently but that given the amount of funds already spent on the property, it is unlikely that significant resources would be spent on searching for alternatives. The Commission could ask the Town to offer other opportunities for the site.

J. Bunkley stated that he is not in favor of the regulation as currently written. Multi-family housing, offices and daycares may all cause a lot of traffic.

Chairman Auwood stated that he thinks this type of housing is needed in town; however decreasing the density would bring it more in line with the neighborhood. The Commission discussed in length the maximum number of units that should be allowed.

Commission members also discussed requiring a more extensive traffic study, and increasing the buffer area.

A. Piersall stated that in order for changes to be made to the proposed regulation, the Commission will have to find that the changes are consistent with the POCD.

The Commission took a break from 7:20 to 7:53.

The Commission discussed various sections of the POCD, and whether or not the proposed amendment is consistent with them.

MOTION: Motion made by J. Bunkley, seconded by B. Chenard, to change the maximum number of units allowed to 36.

VOTE: 5-0

MOTION: Motion made by B. Chenard, seconded by M. Mazzella, to limit the number of

buildings allowed on the site to 5.

After discussion, B. Chenard withdrew the motion.

MOTION: Motion made by S. Stotts, seconded by M. Mazzella, to limit the number of units in each building to 8.

VOTE: 5-0

B. Chenard requested that more of a buffer be required. A. Piersall stated that a requirement for additional landscaping can be included in the amendment.

MOTION: Motion made by B. Chenard, seconded by S. Stotts, to require that a traffic study include access from Route 85, Vauxhall Street Extension, Kenyon Road and the intersections of Dayton Road and Vauxhall Street Extension and Dayton Road and Dayton Place.

VOTE: 5-0

A. Piersall stated that she would ask Town Counsel to review the requested changes, and prepare a draft for the Commission's review at the next meeting, scheduled for November 21, 2016.

7. CORRESPONDENCE

8. ADMINISTRATIVE REVIEW

Draft 2015/2016 Annual Report

MOTION: Motion made by J. Bunkley, seconded by S. Stotts, to approve the 2015/2016 Annual Report as drafted.

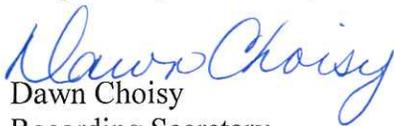
VOTE: 5-0

9. ADJOURNMENT

MOTION: Motion made by J. Bunkley, seconded by S. Stotts, to adjourn the meeting at 8:40.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary