

MINUTES

Planning & Zoning Commission
Waterford Town Hall

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WATERFORD, CT

16 NOV 23 AM 10:24
November 21, 2016
6:30 PM

ATTEST: *David L. Lopez*
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 November 14, 2016 meeting as written.

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

No new applications were received.

4. 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 is a continuation of the Commission's deliberations, and no public comment will be received. She informed the Commission that Staff had met with some of the neighbors, who requested that the residents of the neighborhood be involved in discussing possible uses of the site.

The Commission reviewed a revised draft dated November 17, 2016 reflecting the November 1, 2016 draft regulations and modified language proposed by the Planning and Zoning Commission during deliberations on November 14, 2016.

Commission members discussed whether or not the proposed amendment is consistent with the 2012 Plan of Conservation and Development, and the request of the residents of the neighborhood to be involved in planning for future development of the site.

MOTION: Motion made by J. Bunkley to deny without prejudice the Cohanzie Redevelopment District Zone and regulation amendment for the former Cohanzie School property described in Exhibit 2 as amended, and adopt the following findings of fact:

1. The zone change application was submitted in conformance with the requirements of Section 28 of the Waterford Zoning Regulations and the provisions of Chapter 124, Section 8-3 of the Connecticut General Statutes.
2. The Cohanzie Redevelopment District is inconsistent with the Town of Waterford's 2012 Plan of Conservation and Development, as amended, as follows:
 - a. The District would detract from the goal to guide overall structure by

introducing land uses and residential densities inconsistent with the Cohanzie neighborhood, which is noted as a defining element of Waterford's community structure.

- b. Multifamily development at the proposed location is incompatible with the character of the neighborhood.
- c. Adequate evidence has not been provided to demonstrate that the community is able to assimilate multifamily housing at this location.

The motion was seconded by B. Chenard.

VOTE: 3-2, S. Stotts and M. Mazzella voting against the motion.

5. EXECUTIVE SESSION

The Executive Session was rescheduled to the December 12, 2016 meeting.

6. ADMINISTRATIVE REVIEW

No items were reviewed.

7. ADJOURNMENT

MOTION: Motion made by S. Stotts, seconded by B. Chenard, to adjourn the meeting at 7:05.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary