

## MINUTES

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WATERFORD, CT

Planning & Zoning Commission  
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2023 MAR - 6 FEB 28, 2023  
6:30 PM

Members Present: Chairman Greg Massad, Karen Barnett, Tim Bleasdale, Victor Ebersole and Tim Conderino  
Alternates Present: Bertrand Chenard  
Alternates Absent: Joseph DiBuono  
Staff Present: Jonathan Mullen, AICP, Planning Director, Mark Wujtewicz, Planner and Katrina Kotfer, Recording Secretary

ATTEST: *David L. Conner*

### 1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Massad called the meeting to order at 6:30 PM. No alternates were seated.

### 2. APPROVAL OF MINUTES

**MOTION:** Motion made by V. Ebersole, seconded by T. Conderino, to approve the February 7, 2023 meeting minutes.

**VOTE:** 5-0

### 3. APPLICATION RECEIPT

#PL-23-3 – Request of Mark Spery, owner & applicant for a Coastal Site Plan approval for Grading at 21 Oswegatchie Road, R-20 zone, in accordance with Sections 22, 25.4 and 25.5 of the Zoning Regulations and as shown on plans entitled "Coastal Site Plan New Stone Scour Wall Niantic River, January 3, 2023".

**ACTION REQUIRED BY:**

5/4/23

M. Wujtewicz noted that the new application was submitted and will be scheduled for review at a future meeting.

### 4. PLAN OF PRESERVATION, CONSERVATION AND DEVELOPMENT

The Commission received a copy of the Draft Visions Statement, Summaries of the Stakeholder Meetings and updated presentation documents. It was a consensus of the Commission to move the discussion of the information and material to the March 14, 2023 meeting. No further action was taken.

### 5. ADMINISTRATIVE REVIEW

#### Discussion of Potential Amendments regarding Accessory Dwelling Units

M. Wujtewicz reviewed the January 10, 2023 memo and updated language with the Commission. The Commission discussed using Gross Living Area of the principal dwelling in calculating the maximum size of the Gross Living Area of an Accessory Dwelling Unit. It was the consensus of the Commission to incorporate language in the proposed regulations that would specifically establish the Living Area of the ADU the same as the Living Area of the Principal Dwelling. It was also the consensus of the Commission to allow an increase in the height of an existing accessory building when converted to an ADU not to exceed the height of the principal

dwelling provided the existing accessory building is located within the setbacks as determined by the Zone District of a principal dwelling.


Staff will provide the revised language to the Commission for consideration at the next meeting in order to create a formal text amendment application to be scheduled for a public hearing.

**6. ADJOURNMENT**

**MOTION:** Motion made by T. Bleasdale, seconded by T. Conderino, to adjourn the meeting at 7:02 PM.

**VOTE:** 5-0

Respectfully Submitted,



Katrina Kotfer  
Recording Secretary