

MEMORANDUM

TO: Mark Wujtewicz, Town Planner

FROM: Jeffrey T. Londregan

DATE: June 1, 2023

Please accept the following white paper on behalf of our client, Melissa Occhionero Hune, in support of here pending application for a text amendment to the Town of Waterford Zoning Regulations.

APPLICATION'S CONSISTENCY WITH THE TOWN OF WATERFORD'S PLAN OF CONSERVATION AND DEVELOPMENT

1. Part 1 – Policy Element, page 63. Support Appropriate Home-Based Businesses

The Town's Plan of Conservation and Development (POCD) states that the Town, "should maintain regulations to allow and manage home-based business...(personal services)...." As part of this support, the POCD does call for "mitigating negative effects of home-based businesses."

The present application is consistent with these goals of the POCD. First and foremost, hairdressing is a personal service business, which is specifically listed as a home-based business that should be allowed. Second, the proposed limitations on the number of chairs that a home-based hairdressing business may maintain (one), and the limitation on the number of visitors/customers at any one time (two), controls the potential negative effects of several car trips and visitors to the home-based business during any particular hour or day that the business is operating.

2. Part 1 – Policy Element, page 52. Consider Allowing Small-Scale Neighborhood Businesses Where Appropriate.

The POCD addresses allowing small-scale neighborhood businesses, provided limitations and guidelines are utilized in order to ensure that the proposed use is integrated into the existing neighborhood. This is evident by the fact that the current Zoning Regulations already allow for home-based occupations. The proposed regulation amendment, with its limitations and restrictions on the number of chairs and the number of visitors/customers at any one time, keep the size of the business on a smaller scale and properly limit the hairdressing use so that it is seamlessly integrated into any existing neighborhood where it may be located.

3. Part 1 – Policy Element, page 41. Reduce Energy Use.

The POCD seeks to promote the conservation of energy in terms of heating/cooling/lighting and vehicular transportation. The proposed regulation amendment promotes this endeavor in that a smaller-sized hairdressing business may operate out of a residence, which will require that only one structure needs to be heated/cooled rather than both a residence and a storefront. Moreover, it promotes a reduction in vehicular traffic in that the owner does not have to commute from their residence to their storefront.

F. Support Appropriate Home-Based Businesses

Due to technological and other improvements, more and more people are working from home. Waterford should maintain regulations to allow and manage home-based businesses (professional uses, business services, personal services, and contractors). Waterford can be an “incubator” for such businesses so that, as they grow and prosper, they can move from residential neighborhoods to business areas.

Special efforts should continue to:

- managing the activities of home-based contractors,
- limiting the parking of commercial vehicles in residential areas, and
- mitigating negative effects of home-based businesses.

Home Office



Home-Based Professional



Home-Based Service



Home-Based Contractor



See the “Implementation Element” of the Waterford Plan of Preservation, Conservation and Development for information on tasks and actions currently programmed for implementation of these Business Development strategies.

C. Increase Opportunities For Mixed Use And Village-Style Development

There is growing interest in Connecticut and elsewhere in creating opportunities for “smarter growth.” In general, this philosophy embraces the following principles:

Conservation Concepts	<ul style="list-style-type: none"> • Preserve open space, farmland, natural beauty, and critical environmental areas
Development Concepts	<ul style="list-style-type: none"> • Strengthen and direct development towards existing developed areas • Foster distinctive, attractive communities with a strong sense of place • Mix land uses • Create a range of housing opportunities and choices • Take advantage of compact building design
Infrastructure Concepts	<ul style="list-style-type: none"> • Provide a variety of transportation choices • Create walkable neighborhoods
Process Concepts	<ul style="list-style-type: none"> • Encourage community and stakeholder collaboration in development decisions • Make development decisions predictable, fair, and cost effective

Since these principles can help support community structure and community character, opportunities to implement them should be considered, where appropriate. As has been a basic growth principle in Waterford for some time, such developments should only be located where consistent with the recommendations of this Plan and where infrastructure with adequate capacity exists to support it.

Promoting “smarter growth” could include creating new mixed-use “village-type areas” in locations supported by transit and utility infrastructure where there will be a strong focus on integrating the development within the overall structure of the community and the neighborhood, creating a pedestrian-friendly environment and a strong sense of place.

The term “mixed-use” refers to development devoted to more than one use or purpose on the same property or in the same area. Much development over the past several decades has been single-use on one property and use areas were required to be separated. For the purposes of the Plan, the term “mixed-use” generally means residential uses in combination with commercial, industrial, office, institutional, or other land uses.

D. Consider Allowing Small-Scale Neighborhood Businesses Where Appropriate

One way to begin supporting mixed use “village-type” areas might be to allow *small-scale* business uses (such as a small neighborhood “general store”) in areas of concentrated development provided that:

- the use is only allowed as a special permit to ensure that it is controlled and is compatible with the village character,
- the site is appropriately located (such as on a major street), and
- strict floor area limitations and design guidelines are utilized in order to ensure that the proposed use is integrated into the existing neighborhood.

See the “Implementation Element” of the Waterford Plan of Preservation, Conservation and Development for information on tasks and actions currently programmed for implementation of these Overall Structure strategies.

A. Reduce Energy Use

In recent years, Waterford has taken a leading role in promoting long-term thinking about energy conservation and energy efficiency in public buildings. For example, the recent school renovation projects in Waterford utilized geo-thermal energy and considered the overall “life-cycle” costs. Since a number of sources suggest that energy availability and cost are likely to be more significant issues in the future, Waterford should continue these efforts and take a leadership role in educating residents and businesses about ways to conserve energy in terms of heating / cooling / lighting and vehicular transportation.

Since energy availability and cost may cause people to consider using alternative technologies at their homes and businesses (solar, wind, geo-thermal, etc.), Waterford should investigate how and where the use of such technologies might be enabled in the community while minimizing potential conflicts.

Wind Turbine



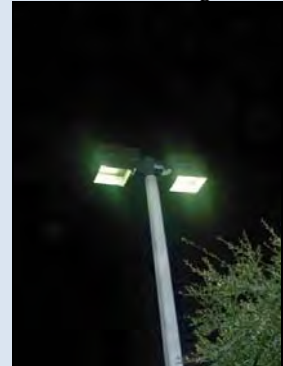
Electric Vehicle



Charging Station



LED Street Lights



B. Reduce Water Use

The average person in the United States uses about 100 gallons of water per day for domestic purposes - the highest rate of personal water consumption in the world. Simple changes to some everyday activities can easily reduce most people’s domestic water use by 10% or more. Additional conservation measures can help people be more efficient and economical and can easily reduce water use even further. Conservation of water should be a high priority.

At some point, additional water savings may only be possible through more aggressive techniques, the use of new technologies, and through better management of other types of water use (such as irrigation). Still, Waterford should encourage other strategies which will result in an overall reduction in water use.

Water Conservation



Xeriscaping Project



Water Conservation

