

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: January 14, 2025

TITLE: Staff Report: CGS 8-24
Application PL-25-1
Construction of New Fire House Facility
439 & 441 Boston Post Road

EXECUTIVE SUMMARY

In accordance with Connecticut General Statutes Sec 8-24, this application is forwarded to the Planning and Zoning Commission regarding the demolition of the existing Oswegatchie Fire House and construction of a new firehouse facility on the same property located on 439 & 441 Boston Post Road. In accordance with the above statute, an action by the Planning and Zoning Commission is required in order to determine whether the construction of a new firehouse facility would be consistent with stated goals and policies of the 2012 Plan of Conservation and Development (POCD).

The Oswegatchie Fire Station property is located at 439 & 441 Boston Post Road. The property is located within the Neighborhood Business Professional Office (NBPO) Zone. Municipal Facilities are a permitted use within the district.

BACKGROUND

Pertinent Regulations

CGS §8-24

Town of Waterford 2012 Plan of Preservation Conservation and Development

DISCUSSION

The property is currently owned by the Oswegatchie Fire Company No. 4, Inc. The Town is currently under contract with the Oswegatchie Fire Company to purchase the property in order to construct a new facility. The Town's RTM created the Oswegatchie Building Committee to pursue the replacement of the existing fire station building. That evaluation determined that the Town of Waterford should acquire the properties given the substantial cost for replacement of the building.

On January 23, 2024 the Planning and Zoning Commission reviewed and approved CGS 8-24 application #PL-24-3 for the acquisition of 439 & 441 Boston Post Road that the Oswegatchie Fire Company owns in order to proceed with the construction of the new facility as recommended by the Oswegatchie Building Committee. The acquisition of both parcels would allow for the construction of a new Town owned facility. A stated goal of the Community Facilities Section of the 2012 POCD is to *"Provide adequate services and facilities to meet community needs"* and to *"Monitor and Adapt to Changing Community Facility Needs."*

A new firehouse facility would be consistent with the stated goal and policies of the Community Facilities Section in the 2012 POCD in that it will become a new Town owned facility which will enhance the ability for the fire service to meet the current and future needs of the community.

The location of the new firehouse is also identified in the Future Land Use Plan of the 2012 Plan of Conservation and Development as an Institutional / Community Facility.

If the Commission finds that the construction of the new firehouse is consistent with the above stated goals of the 2012 Plan of Development, a site plan application will be submitted for the Commissions review and approval.

RECOMMENDED ACTION

Based on the information provided in the record, staff recommends the Planning and Zoning Commission find that:

Findings:

1. That the proposed construction of the new Oswegatchie Firehouse qualifies for a CGS §8-24 review by the Planning and Zoning Commission.
2. The construction of the firehouse is consistent with the stated goal in the 2012 Plan of Conservation and Development, Community Facilities chapter to *"Provide adequate services and facilities to meet community needs."* (pg. 66)
3. The improvements to the property and construction of the new firehouse facility is consistent with the 2012 Plan of Conservation and Development, Community Facilities chapter Section A. Monitor and Adapt to Changing Community Facility Needs. (pg. 67)
4. The construction of the new firehouse is consistent with the major highlight of the 2012 Plan of Conservation and Development Future Land Plan in that *"Community facilities and institutional uses will be encouraged and configured to enhance the overall community."* (Pg. 80)
5. The location of the new facility is consistent with the 2012 Plan of Conservation and Development in that the parcel in which the firehouse will be constructed is identified in the Future Land Use Plan as an Institutional / Community Facility (Pg. 81)

Proposed Motion:

To approve Planning and Zoning CGS 8-24 Application #PL-25-1 for the construction of a new firehouse facility located at 439 and 441 Boston Post Road by finding the proposal consistent with the Town of Waterford 2012 Plan of Preservation, Conservation and Development and to adopt the findings 1 thru 5 of the staff report.

SUPPORT

Community Facilities

GOAL

Provide adequate services and facilities to meet community needs.

A Plan of Preservation, Conservation and Development reviews the physical aspects of community services (such as education, public works, public safety, social, and recreation) to ensure that they are appropriately located and sized to meet community needs. These services and facilities contribute to Waterford's character and quality of life.

Since the 1998 Plan, Waterford has undertaken a school consolidation and modernization program, built a community center, and upgraded some buildings and systems to meet community needs.

In the survey, residents indicated that they were very satisfied with quality and quantity of the following Town services:

Service	Good And Very Good	Not Sure / Don't Know	Poor And Very Poor
Fire services	93%	5%	2%
Schools	82%	12%	6%
Park/recreation facilities such as fields	80%	8%	12%
Park/recreation activities such as classes or programs	78%	11%	11%

Town Hall



Community Center

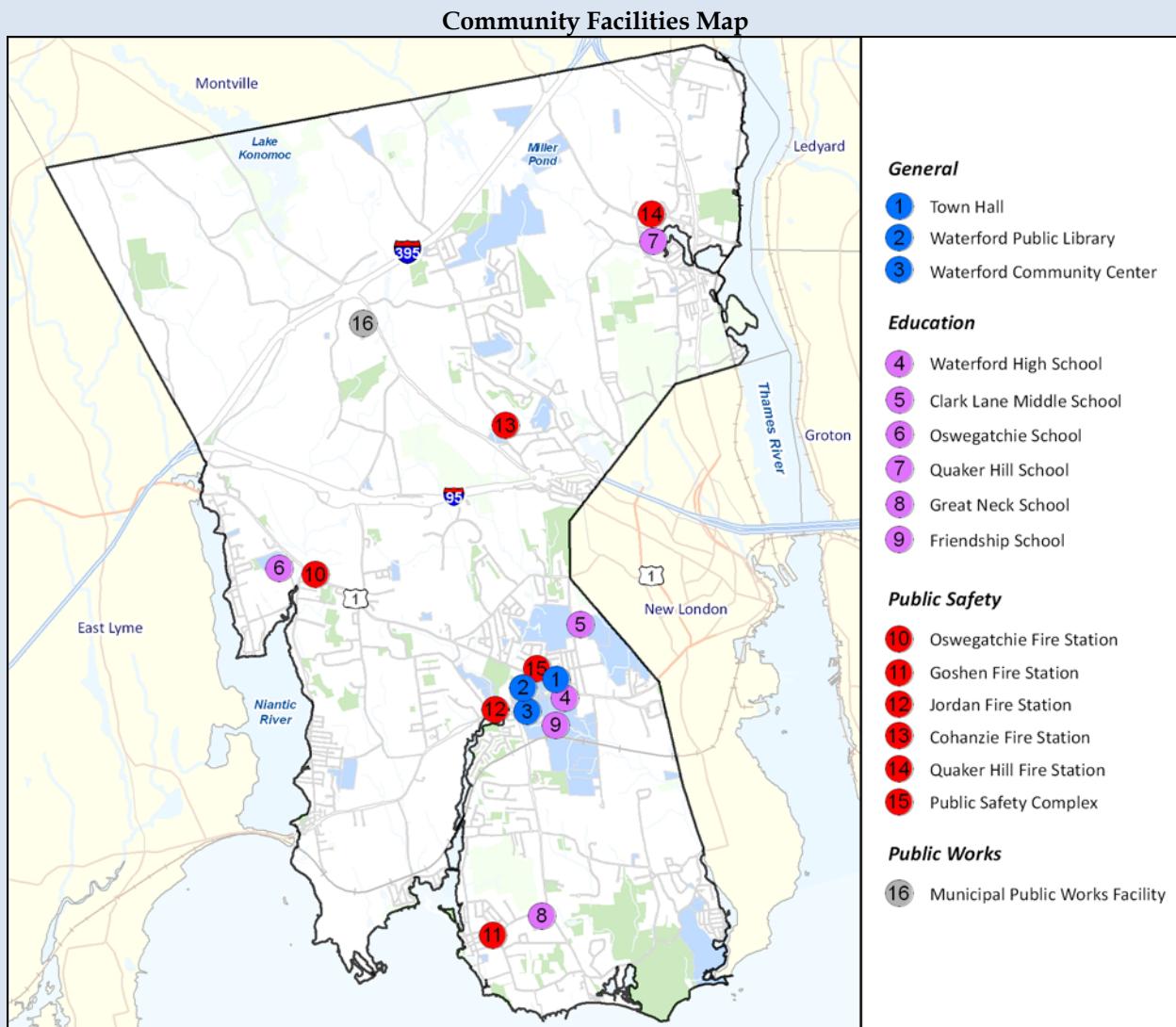


A. Monitor And Adapt To Changing Community Facility Needs

Overall, people are living longer and healthier lives and the increasing portion of the population in older age groups will affect the services communities provide. Waterford actually preceded this broader trend (perhaps due to the fiscal benefits of Millstone) and is in the process of adapting to this new reality.

Waterford will continue to configure its community services and facilities to meet the needs of the community of the future rather than for what has been done in the past. This may include more senior housing, more social services, different types of transportation, and program activities for older residents.

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 Community Facility strategies.



Conclusion

Future Land Use Plan

As the Plan is implemented, the map on the facing page illustrates the location and intensity of *future* land uses that are desired. Since this map illustrates the goals, policies, objectives, and recommendations of each of the Plan sections when combined together, it is called the Future Land Use Plan for Waterford.

It is important to state that this is not a fixed vision for Waterford. Rather it reflects the application of the programs and strategies of this Plan as they are currently envisioned. Over time, this Plan can (and should) be changed as circumstances warrant.

Future Land Use Plan

The Future Land Use Plan presented on the facing page contains the following categories:

Nodes	Existing or desirable community focal points and village-type areas
Natural Resources	Areas where natural resource protection is a priority of the Plan
Open Space	Areas with existing or desirable open space and greenway trails
Residential Areas	Areas used or intended for low, moderate, or higher density residential use
Business Areas	Areas used or intended for development of business uses
Other Areas	Institutional uses, community facilities, and other uses

The major highlights of this Future Land Use Plan are as follows:

- Natural resources and coastal resources will be protected.
- Efforts will be devoted to creating an open space / greenway trail system throughout Waterford.
- Efforts will be devoted to enhancing community character and quality of life.
- Enhancing and creating mixed use nodes is a key recommendation in the Plan.
- The Plan recommends protecting and enhancing existing residential neighborhoods.
- The Plan recommends diversifying Waterford's housing portfolio and configuring residential development patterns to help establish an overall open space / greenway trail system.
- Waterford will manage and guide development in business areas to ensure that the development will contribute to and enhance the overall community.
- Community facilities and institutional uses will be encouraged and configured to enhance the overall community.
- Waterford will continue to promote transportation solutions that will help manage traffic on local streets and provide transportation alternatives for the future.
- Waterford will continue to support its desired growth patterns through the provision of appropriate utility infrastructure.

Future Land Use Plan

Waterford, CT

