

**PLANNING AND ZONING COMMISSION
MEETING M I N U T E S**

Town Hall

January 13, 2026
6:30 PM

Members Present: Karen Barnett, Tim Conderino, and Tim Bleasdale
Members Absent: Chairman Greg Massad, and Victor Ebersole
Alternates Present: Michael Elbaum
Alternates Absent: Joseph DiBuono and Doris Crum
Staff Present: Mark Wujtewicz, Planner, Lisa Stearns, Recording Secretary and Katrina Kotfer, Office Coordinator

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

K. Barnett called the meeting to order at 6:32 PM.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by M. Elbaum, to approve the December 2, 2025 meeting minutes.

VOTE: 3-0-1 (T. Bleasdale abstained from the vote)

RECEIVED FOR RECORD
WATERFORD, CT
2026 JAN 20 1:40
ATTEST: *[Signature]*
TOWN CLERK

3. APPLICATION RECEIPT

#PL-25-20 Request of Glen Fergione, owner & applicant for a three lot resubdivision for property located at 97 Spithead Road, R-40 zone, as shown on plans entitled "Ava's Meadow Resubdivision, Property of Glen Fergione, 97 Spithead Road, dated October 1, 2025, last revision 12/3/2025".

PUBLIC HEARING MUST OPEN BY: 2/12/2026

APPLICATION WAS RECEIVED: 12/16/2025

M. Wujtewicz noted this application was received on December 16, 2025 and would be heard this evening.

#PL-25-21 – Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations: Section 1 Definitions by adding "Farm Promotional Events" and "Farm Catering Events", Sections 3.41, 3.41.1, 3.41.2(b), 3.41.2(c), 3.41.2(f), 3.41.2(n), 3.41.3 and 6.1.2 as they pertain to the Purpose, General Provisions and Submission Requirements applicable to Agri-Tourism.

PUBLIC HEARING MUST OPEN BY: 2/12/2026

APPLICATION WAS RECEIVED 12/16/2025

M. Wujtewicz noted this application was received on December 16, 2025 and would be heard this evening.

#PL-25-22 Request of Paul Daversa, owner & applicant for site plan approval for a Pickle Ball Court & Clubhouse with Banquet Hall use for property located at 358-360 Mago Point Way, MPD zone, in accordance with sections 14a.3(7) and 22 of the Zoning Regulations and as shown on plans entitled "Site Development Plans, New Pickle Ball Court & Clubhouse with Banquet Hall Use, 358-360 Mago Point Way, Waterford, CT 06385. Prepared for Mago Way Realty, LLC. dated February 6, 2023. Last revised December 2, 2025".

ACTION REQUIRED BY:

3/19/2026

The application will be scheduled for review at a future date.

#PL-26-1 Request of C and R Investments Inc., owner and applicant, for a modified site plan review and approval for a Business office with a One family dwelling on property located at 376 Boston Post Road, C-G Zone in accordance with Sections 8.1.1, 8.1.3 and 22 of the Zoning Regulations and as shown on plans entitled "Improvement Location Survey, Property of C and R Investments, INC., For property located at 376 Boston Post Road (US Route 1)"

ACTION REQUIRED BY:

3/19/2026

The application will be scheduled for review at a future date.

MOTION: Motion made by K. Barnett and seconded by T. Conderino to move Item 6 earlier in the evening

VOTE: 4-0

6. ADMINISTRATIVE REVIEW

Letter dated December 15, 2025 from Ellen M. Bartlett, PE, CPSWQ, to Town of Waterford Planning & Zoning Commission, re: Request for Extension of Site Plan Approval, Ellen Bartlett, PE of CLA Engineers addressed the Commission requesting a 5 year extension for Site Plan Approval for PL-21-6. This is due to the time it has taken for fundraising, and submitting grant applications to the State of Connecticut. It is the intent to start breaking ground in the spring of 2026.

MOTION: Motion made by T. Bleasdale, seconded by M. Elbaum to grant an extension of site plan approval for PL-21-6 for a period not to exceed 5 years from August 10, 2026.

VOTE: 4-0

4. PUBLIC HEARING

#PL-25-20 Request of Glen Fergione, owner & applicant for a three lot resubdivision for property located at 97 Spithead Road, R-40 zone, as shown on plans entitled "Ava's Meadow Resubdivision , Property of Glen Fergione, 97 Spithead Road, dated October 1, 2025, last revision 12/3/2025".

PUBLIC HEARING MUST OPEN BY:
APPLICATION WAS RECEIVED:

2/12/2026
12/16/2025

K.Barnett opened the public hearing at 6:40pm
M.Wujtecwicz read the list of exhibits 1-8 into the record.

EXHIBIT 1 - Application
1a. Application (9 pages)
1b. Statement of Use
1c. NDDB areas
1d. LLHD Approval with Conditions

EXHIBIT 2 - Site Plan entitled "Ava's Meadow Resubdivision, Property of Glenn E. Fergione, For Property Located at 97 Spithead Road Last Revision dated December 03,

- 2025” (3 sheets)
- EXHIBIT 3 - Notice of Public Hearing to Applicant dated December 22, 2025
- EXHIBIT 4 - Public Hearing Notice run in The Day newspaper December 30, 2025 and January 6, 2026
- EXHIBIT 5 - Notice of Conservation Commission Action
- EXHIBIT 6 - Site Plan entitled “Ava’s Meadow Resubdivision, Property of Glenn E. Fergione, and For Property Located at 97 Spithead Road Last Revision sheet #2 dated December 29, 2025” (1 sheets)
- EXHIBIT 7 - Staff Report dated January 13, 2026
- EXHIBIT 8 - Certificates of Mailing dated January 2, 2026

James Bernardo, LS, was present on behalf of his client, Glen Fergione.

Mr. Bernardo presented drawings of the proposed resubdivision to the Commission. He stated that 4.73 acres will be transferred to the Marjorie L Daly Trust parcel located at 81 Spithead Road by a Quit Claim Deed. Mr. Bernardo identified the wetlands located on Lot 1 and that the Waterford Conservation Commission issued Permit C-25-13. He stated that the Ledge Light Health District had reviewed the plans and submitted their response into the record.

Commission member T. Conderino asked whether any of the property lines issues will need to be addressed before issuing an approval of the application. M. Wujtewicz stated that there is a proposed condition of approval in the staff report that the Quit Claim transfer be filed on the land records prior to or at the time the final mylars are filed.

Commissioner T. Bleasdale asked if each lot will have separate driveways. J. Bernardo replied that they will.

K. Barnett asked 3 times whether anyone from the public would like to address the Commission with any questions or concerns. No member of the public spoke.

MOTION: Motion made by T. Bleasdale, seconded by K. Barnett to close the public hearing for application PL-25-20 at 6:56pm.

VOTE: 4-0

#PL-25-21 – Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations: Section 1 Definitions by adding “Farm Promotional Events” and “Farm Catering Events”, Sections 3.41, 3.41.1, 3.41.2(b), 3.41.2(c), 3.41.2(f), 3.41.2(n), 3.41.3 and 6.1.2 as they pertain to the Purpose, General Provisions and Submission Requirements applicable to Agri-Tourism.

APPLICATION WAS RECEIVED

12/16/2025

K. Barnett opened the public hearing at 6:57pm
M. Wujtewicz read the list of exhibits 1-10 into the record.

- EXHIBIT 1 - Application (9 pages)
- EXHIBIT 2 - Proposed Regulation Amendments
- EXHIBIT 3 - SECCOG Referral
- EXHIBIT 4 - Public Hearing Notice run in The Day newspaper 12/30/25 and 1/6/26

- EXHIBIT 5 - Copy of Application to Town Clerk's Office
- EXHIBIT 6 - Certified copy of Sections 1, 3 and 6 of the Town of Waterford Zoning Regulations, revised through effective date: August 15, 2025
- EXHIBIT 7 - SECCOG Response
- EXHIBIT 8 - DEEP Referral
- EXHIBIT 9 - Staff Report.
- EXHIBIT 10 - DEEP Response

K. Barnett asked if any member of the public had any questions or concerns to please come forward and address the Commission.

Kyle Stoddard, 116 Old Norwich Road, Quaker Hill, addressed the Commission. He stated they would like the same opportunity as the local restaurant's to hold events without getting permits each time for events such as weddings, birthday parties, etc.

Mr. Stoddard also stated that his event building is approximately 375 feet away from the neighbors with a 150 foot buffer zone planted with trees. Mr. Stoddard also asked if the regulation amendments still limited the number of events that can be held during a calendar year. M. Wujtewicz replied that the proposed language removes the limit on the number of events per calendar year.

K. Barnett asked 3 times whether anyone else from the public would like to come up and address the Commission with any questions or concerns. No one else spoke.

MOTION: Motion made by T. Bleasdale, seconded by T. Conderino to close the public hearing for application PL-25-21 at 7:00pm.

VOTE: 4-0

5. APPLICATION REVIEW

#PL-25-19 Request of Mikhail Yevsyuk, Applicant and Esther Poe, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 2 Forest Street VR-7.5 Zone in accordance with Sections 6A.4.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Site Plan of 2 Forest Street, Waterford, Connecticut, Prepared for Mikhail Yevsyuk, October 9, 2025"

ACTION REQUIRED BY:

1/22/2026

T. Bleasdale recused himself due to a conflict of interest.

Gregg Fedus PE of Fedus Engineering, LLC made a presentation to the Planning and Zoning Commission on the construction of a new home on 2 Forest Street. He addressed how the house would be constructed on the ledge without blasting. He also addressed the stormwater drainage and the pruning and clearing of trees.

K. Barnett asked where the fire hydrants were located on the street. Her concern is the proximity of the house to the neighboring properties. G. Fedus stated that the plan does not show any hydrants and that there may not be any proximal to the proposed house. He stated that there are building code requirements which address construction in close proximity to other buildings

M. Wujtecwicz discussed the following conditions with the Commission:

1. Erosion control measures during construction shall be installed and remain on site for the duration of the project and until the establishment of vegetative cover on disturbed areas.
2. Clearing limits as referenced in Land Disturbance Note 1 shall be depicted on the site plan prior to filing the plans on the land records.
3. Silt fence as depicted on the site plan shall be backed by haybales for its entire length. The detail on the site plan shall be modified to reflect this modification.
4. No work covered by this permit including the stockpiling of materials as shown on the site plan shall be conducted outside of the proposed silt fence.
5. A foundation location certification shall be provided to the Zoning Official prior to framing in order to verify the location of the foundation complies with the setback requirements as established through ZBA2006-031.
6. An as-built survey shall be submitted and approved by the Zoning Official prior to issuance of a Certificate of Zoning Compliance. This requirement is to verify that all improvements have been constructed in accordance with the approved site plan.

MOTION: Motion made by T. Conderino, seconded by M. Elbaum to approve Site Plan CAM Application PL-25-19 located at 2 Forest Street with conditions 1 thru 6 and to find that the project as approved with conditions is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts as shown in the written findings and conditions dated January 13, 2026.

VOTE: 3-0-1 (T. Bleasdale abstained from the vote)

#PL-25-20 Request of Glen Fergione, owner & applicant for a three lot resubdivision for property located at 97 Spithead Road, R-40 zone, as shown on plans entitled "Ava's Meadow Resubdivision , Property of Glen Fergione, 97 Spithead Road, dated October 1, 2025, last revision 12/3/2025".

PUBLIC HEARING MUST OPEN BY:
APPLICATION WAS RECEIVED:

2/12/2026
12/16/2025

T. Conderino questioned staff as to how the property line discrepancy will be resolved. M. Wujtecwicz stated that the filing of the Quit Claim Deed is a condition of approval within the staff report.

M. Wujtecwicz reviewed the staff report with the Commission.

The Commission discussed the following findings:

1. The property is located entirely within the R-40 (Low Density Residential) Zone District
2. The division of the property constitutes a resubdivision in accordance with the definition of resubdivision within the Town of Waterford Subdivision Regulations and State Statute.
3. The proposed lots comply with the lot design standards of Section 3.34 and Section 5 of the Town of Waterford Zoning Regulations as shown on the plan.
4. The Waterford Conservation Commission issued Inland Wetland Permit# C-25-13 for regulated inland wetland activities.

5. The Waterford Conservation Commission issued a report of its action on application #C-25-13 in accordance with CGS §8.26. (Exhibit 5)

The Commission discussed the following potential conditions:

1. The area identified on the plans as “Parcel of Land to be Quit-Claimed to Marjorie L. Daly Trustee” shall be recorded on the Town of Waterford land records no later than the filing of the resubdivision plans on the land records.
2. Any new breaks in the existing stone wall shall be removed and restacked along the existing wall.
3. Driveway sightline demonstrations will be required for each driveway prior to the issuance of building permits for each lot.
4. All conditions of approval for Inland Wetland Permit #C-25-13 shall be incorporated into this decision as if fully set forth herein.

MOTION: Motion made by T. Bleasdale, seconded by M. Elbaum to approve with conditions Application PL-25-20, a 3-Lot residential resubdivision located at 97 Spithead Road with conditions 1 through 4 and to adopt the findings 1 through 5 of the staff report dated January 13, 2026.

VOTE: 4-0

#PL-25-21 – Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations: Section 1 Definitions by adding “Farm Promotional Events” and “Farm Catering Events”, Sections 3.41, 3.41.1, 3.41.2(b), 3.41.2(c), 3.41.2(f), 3.41.2(n), 3.41.3 and 6.1.2 as they pertain to the Purpose, General Provisions and Submission Requirements applicable to Agri-Tourism.

PUBLIC HEARING CLOSED

1/13/2026

MOTION: K. Barnett made a motion seconded by T. Conderino to continue the discussion of PL-25-21 to the next meeting.

VOTE: 4-0

7. CORRESPONDENCE

M. Wujtecwicz presented a hand out on Cyber Threat Intelligence as it relates to Planning and Zoning Commission applications.

8. COMMISSION BUSINESS

M. Wujtecwicz reviewed the status of current and upcoming projects throughout Town with the Commission.

9. ADJOURNMENT

MOTION: Motion made by T. Conderino, seconded by M. Elbaum to adjourn at 7:39 pm.

VOTE: 4-0

Respectfully Submitted,

Lisa Stearns
Recording Secretary