

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



AGENDA

PHONE: 860-442-0553
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**Zoning Board of Appeals
Waterford Town Hall**

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ATTEST: *Doreen J. Langer*
TOWN CLERK

1. **CALL TO ORDER/APPOINTMENT OF ALTERNATES**
2. **APPROVAL OF THE January 7, 2026 MEETING MINUTES**
3. **APPLICATION REVIEW**
Application #ZBA-25-4 - Appeal of 1 Point Comfort, LLC, owners and applicants at 37 Oswegatchie Rd, R-20 zone. Variances are requested from zoning regulations: Section 4.4.2 Side Setback and Section 4.4.3, Rear Yard Setback, as shown on plans titled "Coastal Site Plan Prepared for 1 Point Comfort LLC, 37 Oswegatchie Road, Map 102 lots 5856 Waterford, Connecticut" dated September 19, 2024 last revised 11/4/2025. A Coastal Site Plan Review is required in accordance with the Coastal Management Act.
4. **OLD BUSINESS**
5. **CORRESPONDENCE**
6. **ADJOURNMENT**