

# Town of Waterford

*Department of Planning and Development*

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JAN 27 2026

Planning & Development  
Town of Waterford, CT

**Office Use Only**

Date Submitted: 1-27-26

Processed By: LS

App. No.: PL-26-4

Total Fee: \$ 760.00

## Electronic Submission

Waived: \_\_\_\_\_ Yes \_\_\_\_\_ No

***PZC Form 1***

## *Planning and Zoning Application*

**1. Type of Application(s), Use and Property Information** *(check all that apply)*

- |                                                                               |                                                               |                                                       |
|-------------------------------------------------------------------------------|---------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Informal Staff Review                                | <input type="checkbox"/> Site Plan/Design Review              | <input type="checkbox"/> Municipal Project (CGS§8-24) |
| <input checked="" type="checkbox"/> Special Permit/Design Review <sup>1</sup> | <input type="checkbox"/> Subdivision /Resubdivision           | <input type="checkbox"/> Lot line Adjustment          |
| <input type="checkbox"/> Zoning Map Change                                    | <input type="checkbox"/> Regulation Amendment(s)              | <input type="checkbox"/> New District                 |
| <input type="checkbox"/> Multifamily Development                              | <input type="checkbox"/> Coastal Area Management <sup>2</sup> | <input type="checkbox"/> Earth Excavation             |
| <input type="checkbox"/> Flood Hazard Area                                    | <input type="checkbox"/> Other: _____                         | <input type="checkbox"/> Other: _____                 |

Specify all uses and corresponding section for which this application applies<sup>3</sup>:

Use: Business offices and professional buildings

Section: 9.1.3

|      |                                                                     |
|------|---------------------------------------------------------------------|
| Use: | Laboratories, research and development and educational institutions |
|------|---------------------------------------------------------------------|

Section: 9.1.13

Use: \_\_\_\_\_

Section: \_\_\_\_\_

Name of proposed development/subdivision: N/A If subdivision how many lots?: N/A

If applicable, are roadways proposed to be private, public or both: N/A; No new roadways proposed

- ☐
- Private
- ☐
- Public
- ☐
- Both
- <sup>4</sup>

Parcel 1 See attached parcel list

Map/Block/Lot:    /    /    /    /    /    /

Street No. & Name: \_\_\_\_\_

Size SF/AC: \_\_\_\_\_ / \_\_\_\_\_

Zoning District(s): \_\_\_\_\_

### Parcel 2

Map/Block/Lot:    /    /    /    /    /    /

Street No. & Name: \_\_\_\_\_

Size SF/AC: \_\_\_\_\_ / \_\_\_\_\_

Zoning District(s): \_\_\_\_\_

<sup>1</sup> Include a completed list of property owners with Parcel ID, name, address and mailing address. It is the applicant's responsibility to distribute all notices certified return receipt. Evidence of mailing shall be submitted prior to the start of the hearing. Failure to do so will delay the opening of the hearing.

<sup>2</sup> Coastal Site Plan reviews under Coastal Area Management §25.4 must submit a completed PZC Form 2 in addition to this PZC Form 1.

<sup>3</sup> The use listed must correspond to the exact use term noted within the zoning district as a permitted use allowed through site plan or special permit.

<sup>4</sup> A plan must accompany the application clearly delineating the limits of public and private roads.

**Electric Boat Corporation | 850 Hartford Turnpike | Special Permit Application**

**1. Parcel Listing**

Parcel A (Id: 287800)

Map/Block/Lot: 99 / 3250

Street No. & Name: 850 Hartford Turnpike

Size: 462,959 SF / 10.63 AC

Zoning District(s): C-R

Parcel B (ID: 287200)

Map/Block/Lot: 99 / 3243

Street No. & Name: 850 Hartford Turnpike

Size: 314,150 SF / 7.21 AC

Zoning District(s): C-R

Parcel C / D / X (ID: 287600, 287500, 287700)

Map/Block/Lot: 99 / 3246, 3245, 3247

Street No. & Name: 850 Hartford Turnpike

Size: 2,586,757 SF / 59.4 AC

Zoning District(s): C-R / C-G

Parcel "Land" (ID: 287400)

Map/Block/Lot: 92 / 3244

Street No. & Name: 850 Hartford Turnpike

Size: 222,852 SF / 5.11 AC

Zoning District(s): C-R

## 2. Applicant Information

Name: James Waldron  
Title: Manager Facilities Real Estate  
Company: Electric Boat Corporation  
Address: [REDACTED]  
City/State: [REDACTED]  
Zip Code: [REDACTED]  
Telephone: [REDACTED] Fax: \_\_\_\_\_

### Applicant's Authority to File Application<sup>5</sup>

☒

Legal Owner of Record

☐

Power of Attorney

☐

Contract to Purchase

☐

Other \_\_\_\_\_

Email: [REDACTED]

## 3. Agent Information; if applicable

Name: John P. Casey, Esq.  
Title: Partner  
Company: Robinson & Cole LLP  
Address: [REDACTED]  
City/State: [REDACTED] [REDACTED]  
Zip Code: [REDACTED]  
Telephone: [REDACTED] Fax: \_\_\_\_\_

### Specify Nature of Agent

☒

Attorney

☐

Civil Engineer

☐

Land Surveyor

☐

Design Professional; \_\_\_\_\_

☐

Other: \_\_\_\_\_

Bar/License/Reg. No.: 50604 (Firm)

Email: [REDACTED]

## 4. Property Owner(s) and Parcel(s) Information

Is owner co-applicant? ☒ Yes ☐ No

*Note: If landowner is an LLC, Corporation, Trust or other legal entity, attach the names, addresses and title of each member or officer, including agent(s). If same as applicant list 'Same'.*

Name: Same  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

<sup>5</sup> Applicant must submit evidence attesting to the authority to file application (i.e. deed, option for purchase, etc.)

## 5. Statement of Use

Attached a typed statement of use in conformance with the Zoning Regulations as described in Section 22.4.2. In addition include all hours and days of operation, size of buildings and number of stories, utilities servicing the parcel, variances received, number of employee and structures to be demolished.

## 6. Statement of Design Compatibility (Site Plans and Special Permits only)

Attach a statement describing how the building and site design is compatible with the neighborhood, character of Waterford and Zoning Regulations.

## 7. Consistency with Adopted Plan of Preservation, Conservation and Development (all applications)

Attach a statement attesting to how the proposed use, zone change, amendment or design is consistent with the most recent adopted Plan of Preservation, Conservation and Development (the Plan). Note relevant Plan section numbers and pages.

## 8. Natural and Cultural Resources

| Yes                                 | No                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | % of Property              |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | a. Are inland wetlands present on site? Total SF/AC                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 197,465 SF / 4.53 AC 5.5 % |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | b. Are tidal wetlands present on site? Total SF/AC                                                                                                                                                                                                                                                                                                                                                                                                                                                   | _____ / _____              |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | c. Are their known or suspected vernal pools on the property?                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | d. CT DEEP NDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 1/2 x 11 map of the most current CT DEEP Natural Diversity Database with site clearly identified regardless of response provided. If you answered yes to item d., attach a letter from CT DEEP stating the name of the specie(s) that are suspected to be on the property. See Section 22 of the Zoning Regulations for additional information.</i> |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | e. Are floodplains or flood hazard areas on the property?                                                                                                                                                                                                                                                                                                                                                                                                                                            |                            |
|                                     |                                     | Identify: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | f. Is the property located within a local, state or national historic district?                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |
|                                     |                                     | If yes identify district name: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | g. Does the site possess any structures or sites listed on the local, state or national register of historic landmarks?                                                                                                                                                                                                                                                                                                                                                                              |                            |
|                                     |                                     | If yes, identify: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |

5. Statement of Use

1. The nature and extent of the proposed use or occupancy.

The proposed reuse of the former Crystal Mall shall result in a change from retail shopping to business and educational (workforce development) uses. These proposed new uses are consistent with the Town of Waterford's zoning regulations for the C-R (Regional Commercial) Zoning District, which allows the following permitted uses: "Business offices and professional buildings" and "Laboratories, research and development institutions, publishing establishments, and educational institutions." The use will take place within the existing buildings on site. No new construction is proposed, although improvements to the property, including to the parking areas, the building interiors and facades, and landscaping, are proposed.

2. The number of persons to occupy or visit the premises on daily basis, including the parking and loading requirements for the use.

The maximum number of people to use the property is anticipated to be 4,500 when the buildings are fully converted to new uses. This figure will not be reached immediately but will grow over time. Parking and loading requirements are shown on the site plan. Parking counts are based on compliance with the zoning regulations requirement of 1 space per 250 square feet of gross floor space for "business or professional offices," 10 spaces per classroom, and 1 space per 3 seats for restaurants (see site plan for details). Due to the nature of the proposed use, the project does not require significant loading requirements, but loading spaces are also shown on the site plan,

3. An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours.

Please see the attached traffic study.

4. Size of existing and proposed buildings in square feet and proposed use of existing buildings.

There are no new buildings proposed for the site and no building are proposed to be demolished. The size of the existing building is 935,361 GSF and consists of two levels. The proposed program spaces within the building will be broken down into the following categories.

|                                                                                  |            |
|----------------------------------------------------------------------------------|------------|
| Business/Office/Research                                                         | 593,739 sf |
| Classroom/Training/Workforce Development (includes 50 classrooms)                | 148,820 sf |
| Building Support (bathrooms, mechanical, electrical, plumbing, security, etc.)   | 29,823 sf  |
| Circulation                                                                      | 141,630 sf |
| Accessory spaces (medical, wellness, food service, financial services, IT, etc.) | 20,953 sf  |
| Total                                                                            | 934,967 sf |

5. Hours and Days of Operation.

The majority of the uses in the building, which are business uses, are intended to operate between 6:00 am – 7:00 pm, Monday through Friday. The educational (workforce development) use shall have multiple shifts.

6. Utilities Servicing the Parcel.

The building will continue to be served by municipal water, sewer, and natural gas, as well as electrical and telecom services.

7. Variances.

None.

**Electric Boat Corporation | 850 Hartford Turnpike | Special Permit Application**

**6. Statement of Design Compatibility**

The existing building and site are consistent and compatible with the retail and commercial nature of this neighborhood in Waterford. The Route 85 corridor is a major commercial thoroughfare in Waterford and is close to Interstate 95 on ramp and exits Route 85. Electric Boat intends to reuse the existing building envelope 'as-is' with minor renovations that shall include repairs and modifications to the existing building envelope. These repairs and modifications shall consist of repairing masonry, selective storefronts, roofing and other miscellaneous building components.

## **Electric Boat Corporation | 850 Hartford Turnpike | Special Permit Application**

### **7. Consistency with Adopted Plan of Preservation, Conservation and Development**

The following statement is provided in support of the application for a special permit submitted by Electric Board Corporation for its proposed change in use of the Crystal Mall for offices and educational classrooms and outlines the consistency of such use with the Town of Waterford (the "Town") Plan of Preservation, Conservation, and Development (the "PPCD").

***Continue to pursue economic development which is consistent with community goals and objectives*** (PPCD Implementation Plan, page 36). The Crystal Mall is largely vacant and not as economically beneficial to the Town as it once was. Electric Boat's proposed reuse of the mall property would boost economic development in the Town by bringing the mall property back into productive economic use. Area businesses would benefit from the influx of Electric Boat's employees that would support nearby retail stores, restaurants, and businesses.

***Encourage future business activity in appropriate areas*** (PPCD Implementation Plan, page 37). The Crystal Mall property is located within an area designated on the Business Development Plan map provided on page 59 of the PPCD as a "commercial area." This special permit application to allow Electric Boat's reuse of the Crystal Mall would enhance business activity in an area designated by the PPCD as appropriate for commercial development. Further, on page 60 of the PPCD, three specific areas of the Town area identified as locations to "continue to encourage future business activity." The identified areas include "the regional business areas adjacent to major highways." The Crystal Mall property is located on the Hartford Turnpike in close proximity to Interstate 95 in an area where several commercial and retail properties already exist. As a site within the Business Triangle, the PPCD encourages business growth in that area, including office uses. This Application also proposes the reuse of an existing commercial property rather than new construction on vacant land.

***Give greater emphasis to pedestrian and bicycle circulation*** (PPCD Implementation Plan, page 46). The plan for the redevelopment of the Crystal Mall includes an improved network of internal sidewalks that will connect to sidewalks on Route 85. The plan also provides bicycle storage racks.

***Maintain and expand transit services to the extent feasible, and support other transportation services if they become available*** (PPCD Implementation Plan, page 47). Electric Boat proposes to encourage shuttle bus use by its employees to travel between its facilities in the area, which will help alleviate traffic congestion. The facility will include shuttle bus stops.