

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



AGENDA

PHONE: 860-442-0553

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RECEIVED FOR RECORD
WATERFORD, CT

2026 FEB -5 1P 1:49

ATTEST: *Diana L. Canges*
TOWN CLERK

February 10, 2026

6:30 p.m.

Planning & Zoning Commission

Remote Access Only

Join Zoom Meeting:

<https://us02web.zoom.us/j/89289588852?pwd=VzJ5aYBuRUhIHPyDutbZGgdrkh3hqS.1>

Meeting ID: 892 8958 8852

Passcode: 846635

One tap mobile

+13017158592,,89289588852#,,, *846635# US (Washington DC)

+13052241968,,89289588852#,,, *846635# US

Join instructions

<https://us02web.zoom.us/join/89289588852/invitations?signature=1k4Ld1GHx-sk2pr2ZrvsYK8UdV9aJqW0EVtwKAmTiC4>

Meeting Documents

https://www.waterfordct.org/AgendaCenter/Planning-Zoning-Commission-33/?#_02102026-2326

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 PLEDGE OF ALLEGIANCE

ITEM #3 APPROVAL OF THE January 13, 2026 MEETING MINUTES

ITEM #4 APPLICATION RECEIPT

#PL-26-2 Request of George Secchiaroli, Applicant and Maryse Callard, Trustee, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 4 Ridgewood Avenue VR-7.5 Zone in accordance with Sections 6A.4.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Zoning Compliance Survey, Property of Maryse Callard, Trustee For Property located at, 4 Ridgewood Avenue Town of Waterford – County of New London – Connecticut, April 21, 2023"

APPLICATION WAS RECEIVED
ACTION REQUIRED BY:

1/27/2026
4/2/2026

#PL-26-3 Request of Larry Cohen, Applicant and WS Asset Management owner for site plan approval for Restaurant Depot for property located at 161 Waterford Parkway North, C-R Zone, in accordance with sections 9.1.2 and 22 of the Zoning Regulations and as shown on plans entitled "Site Development Plans for Proposed Restaurant Depot, 161 Waterford Pkwy North, New London County, Waterford, CT Map & Lot: 105-8981 Last revised December 10, 2025".

APPLICATION WAS RECEIVED
ACTION REQUIRED BY:

1/27/2026
4/2/2026

#PL-26-4 Request of James Waldron, Applicant and John P. Casey, Esq., Agent for site plan approval for Crystal Mall Adaptive Reuse for property located at 850 Hartford Turnpike, C-R Zone, in accordance with sections 9.1.3, 9.1.13 and 22 of the Zoning Regulations and as shown on plans entitled "General Dynamics, Electric Boat, Crystal Mall Adaptive Reuse Plans for Proposed, 850 Hartford Turnpike, Waterford, CT 06385 Last revised January 26, 2026".

APPLICATION WAS RECEIVED
PUBLIC HEARING REQUIRED BY:

1/27/2026
4/2/2026

ITEM #5 APPLICATION REVIEW

#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

#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

#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

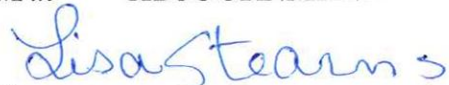
ITEM #6 ADMINISTRATIVE REVIEW

ITEM #7 CORRESPONDENCE

ITEM #8 COMMISSION BUSINESS

- A. Review of past months' and ongoing projects
- B. Upcoming projects

ITEM #9 ADJOURNMENT


Lisa Stearns
Recording Secretary