



Town of Waterford

Department of Planning and Development

www.waterfordct.org

Office Use Only

Date Submitted: 1-2-26

Processed By: LS

App. No.: P1-26-1

Total Fee: \$ 460.00

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)

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

Specify all uses and corresponding section for which this application applies³:

Use: 8.1.3 Business offices and Professional buildings Section: _____

Use: 8.1.17 Accessory apartments Section: _____

Use: _____ Section: _____

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

If applicable, are roadways proposed to be private, public or both:

☐ Private ☐ Public ☐ Both⁴

Parcel 1

Map/Block/Lot: 11 / 70 / _____

Street No. & Name: 376 Boston Post Road

Size SF/AC: 30,117 / 0.71

Zoning District(s): C-G

Parcel 2

Map/Block/Lot: _____ / _____ / _____

Street No. & Name: _____

Size SF/AC: _____ / _____

Zoning District(s): _____

¹ 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.

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

³ 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.

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

2. Applicant Information

Name: C and R Investments, Inc

Title: Owner

Company:

Address:

City/State:

Zip Code:

Telephone:

Applicant's Authority to File Application⁵☒

Legal Owner of Record

☐

Power of Attorney

☐

Contract to Purchase

☐

Other _____

Email:

3. Agent Information; if applicable

Name: James Bernardo, LS

Title: Land Surveyor

Company: James Bernardo Land Surveying, LLC

Address: 102A Spithead Rd

City/State: Waterford CT

Zip Code: 06385

Telephone: 860-447-0236

Fax:

Specify Nature of Agent☐

Attorney

☐

Civil Engineer

☒

Land Surveyor

☐

Design Professional; _____

☐

Other: _____

Bar/License/Reg. No.: 70121

Email: jim@jbsurvey.com

4. Property Owner(s) and Parcel(s) InformationIs 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 as applicant

Title:

Company:

Address:

City/State:

Zip Code:

Telephone:

Fax:

Email:

Name:

Title:

Company:

Address:

City/State:

Zip Code:

Telephone:

Fax:

Email:

⁵ 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
☐	☒	a. Are inland wetlands present on site? Total SF/AC _____ / _____	_____
☐	☒	b. Are tidal wetlands present on site? Total SF/AC _____ / _____	_____
☐	☒	c. Are their known or suspected vernal pools on the property?	
☐	☒	d. CT DEEP NDDDB: 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>	
☐	☒	e. Are floodplains or flood hazard areas on the property?	
		Identify: _____	
☐	☒	f. Is the property located within a local, state or national historic district?	
		If yes identify district name: _____	
☐	☒	g. Does the site possess any structures or sites listed on the local, state or national register of historic landmarks?	
		If yes, identify: _____	

9. Additional Information

Yes No

- ☐ ☒ a. Is any part of the site within 500' of the Town line? Which town: _____
- ☐ ☒ b. Will any egress or ingress for the property use streets within an adjoining municipality?
- ☐ ☒ c. Is any work proposed in wetlands or watercourses? Explain in Statement of Use
- ☐ ☒ d. Is any work proposed within 100 feet of a wetlands or watercourse? Explain in Statement of Use
- ☐ ☒ e. Is any work proposed within a floodplain or flood hazard area? Explain in Statement of Use
- ☒ ☐ f. Is public water available or proposed to the site? Identify: _____
- ☒ ☐ g. Are public sanitary sewers available or proposed to the site? Identify: _____
- ☐ ☒ h. Is there a utility, drainage or other easement(s) on the site? Specify: _____
- ☐ ☒ i. Is open space proposed on the property?

How much open space is proposed (SF/AC)? _____ / _____ Percent of property(s) _____

Use and purpose of open space: _____

10. Previous Land Use Permits Associated with the Property(s)

Have previous permits been issued for the Property: ☒ Yes ☐ No (List singularly; attached additional pages if necessary)

<u>Date Issued</u>	<u>Issuing Agency</u>	<u>Approved Use/Activity</u>
9/2006	P & Z	Zone Change
7/2010	P & Z	Site Plan approval (PL2009-014)
_____	_____	_____
_____	_____	_____
_____	_____	_____

11. Change of Zone, Regulation Amendment or New Zoning District, if applicable

Yes No

☐☒

a. Is this application for a new zoning district and/or regulation not presently established within the Zoning Regulations? If a new zoning district, distinguish type of zone proposed:

☐

Fixed Zone

☐

Floating Zone

☐

Overlay Zone

Identify proposed zone name: _____

For new regulations, list proposed section number(s) and titles(s):

i. _____

ii. _____

iii. _____

☐☒

b. Is this application an amendment to an existing regulation? Attach proposed amendments, clearly noting any deletions, modifications or additions. List sections proposed to be modified:

i. _____

ii. _____

iii. _____

☐☒

c. Is this application for a change to a district already established within the regulations? Identify:

Supporting materials:

For new zoning districts or a change in zone provide a legal description of the land involved in the zone district change including the following:

- Location map at 1"=1000'
- Accurate description and acreage of tract(s) to be changed with existing buildings and uses
- Show existing features including but not limited to contours at two-foot intervals, wetlands and watercourses, flood plains, all improvements and structures,
- All lots or parts of lots contained in an area within 500 feet in all directions of the zone change tract
- All lots shown in this area and within the zone change tract shall contain the name and address of owners as recorded in the Assessor's records and shall show the nature of use
- North point, and distance along road from nearest road intersection.
- Scale of map(s)

12. Bulk Zoning Requirements Table

Complete the following table, which must also be included on applicable drawings:

Zoning District(s): C-G		
Item	Required	Proposed
Minimum Lot Size	30,000	30,117
Frontage	125	161.25
Front Yard	75	75.5
Side Yard	30	30
Rear Yard	50	50.5
Building Line		
Building Coverage	25%	11%
Parking ⁶	22	22
Landscaping		
Impermeable Coverage	N/A	

⁶ Attach method used to determine the number of parking spaces required.

13. Planning, Design and Engineering Team

Provide a list of all professionals responsible for the project. Additional pages attached, if necessary: ☐ Yes ☐ No

Discipline:	Land Surveyor	Telephone:	860-447-0236
Name:	James Bernardo, LS	Fax:	
Company:		Email:	jim@jbsurvey.com
License(s)/ Accreditations:	CTLS #70121	License(s)/ Accreditation No(s):	

Discipline:	Architect	Telephone:	860-460-1383
Name:	Stephan Nousiopoulos	Fax:	
Company:		Email:	snousiopoulos@gmail.com
Licenses and/or Accreditations:		License/ Accreditation No(s):	

Discipline:		Telephone:	
Name:		Fax:	
Company:		Email:	
Licenses and/or Accreditations:		License/ Accreditation No(s):	

Discipline:		Telephone:	
Name:		Fax:	
Company:		Email:	
Licenses and/or Accreditations:		License/ Accreditation No(s):	

Discipline:		Telephone:	
Name:		Fax:	
Company:		Email:	
Licenses and/or Accreditations:		License/ Accreditation No(s):	

14. Supporting Documentation

Itemize, including additional attachments, all information provided in support of the application. Titles, dates and sheet/map numbers shall correspond exactly with the corresponding information provided.

Additional pages attached, if necessary: ☐ Yes ☐ No

Improvement Location Survey, As-built March 6, 2025

15. For Informal Staff Review Use Only

Sec. 7-159b – Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Waterford Planning and Zoning Commission or Conservation Commission to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision, Zoning or Wetlands regulations of the Town of Waterford as the case may be.

Signature

Printed Name

Date

Raul Rios

07/24/25

Applicant

JAMES BERNARD, LS

12-31-2025

Agent

Raul Rios

Raul Rios

07-24-25

Land Owner

Land Owner

16. Technical Assistance Review Fee

In accordance with the Waterford Code of Ordinance Chapter 16.08, the Commission may require third party technical assistance review for the evaluation of applications associated with but not limited to site plans, special permits, zone change and regulation amendments and may collect payment for costs associated with the review. This includes but is not limited to civil engineering, architecture, legal assistance, traffic engineering and environmental protection.

17. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Right of Entry and Inspection

The undersigned hereby authorizes the Waterford Planning and Zoning Commission or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and Certificate of Zoning Compliance.

Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publically when requested and all applicable fees are paid in full by the requesting party.

Signature

Printed Name

Date

Raul Rios

Raul Rios

07/24/25

Applicant

James Bernard

JAMES BERNARD, LS

~~07/24/25~~ 12-31-2025

Agent

Raul Rios-C and R Investment

Raul Rios

07/24/25

Land Owner

Land Owner

C and R Investments, Inc.
376 Boston Post Road – Waterford, CT
Statement of Use

C and R Investments, Inc. d.b.a Christopher Home Improvement Corp., is the owner of the property located at 376 Boston Post Road in Waterford, Connecticut. Christopher Home Improvement, LLC is a residential and commercial roofing, siding, window, etc. contractor serving all of Connecticut. They have been in business for over 16 years.

The property is located in the C-G Zone District. Business offices are permitted under section 8.1.3 of the Town of Waterford Zoning Regulations. Business offices are defined as: "Office of person or persons principally used as an office of a business or company which supplies a service or product to be delivered to or used for a site other than the business office. Types of uses include real estate, insurance, travel agents, and contractors offices."

Christopher Home Improvement, Corp desires to convert the long vacant, metal building into a professional office space and single family dwelling unit. The first floor will be converted to a business office and temporary storage of materials ancillary to the office use. The second floor will contain one single-family residential home and space for management and office support staff for Christopher Home Improvement, LLC.

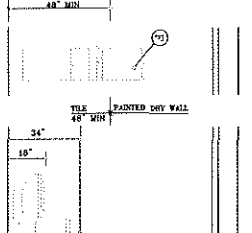
The applicant intends to construct a concrete pad to the rear of the existing building and install an overhead door for the delivery of products and materials to be brought into the building. The loading area will be shielded from view from the street by the existing building. There will be no outside storage of materials.

Christopher Home Improvement LLC currently employs only 1 full-time office staff. Operating hours are 8:00 am to 4:30 pm Monday through Friday with occasional Saturday morning hours.

The proposed use is consistent with the Waterford 2012 Plan of Preservation, Conservation and Development and 2015 Supplement. Although not specifically addressed in the 2015 Supplement.

One of the goals of the 2012 PoCD was to promote appropriate business development. The building has sat vacant since its construction approximately 15-years ago. The proposed application will bring a successful construction business to the town with minimal impact to surrounding transportation and roadway systems. It will bring increased tax revenue to the Town with minimal impact to Town resources.

- LEGEND:**
- | | |
|--|------------------------------|
|  | EXISTING WALL TO BE REMOVED |
|  | PROPOSED NEW WALL |
|  | EXISTING WALL |
|  | EXISTING FLOOR TO BE REMOVED |



1. FIBROUS PROPOSE TOILET
BOOK SIGNAGE
(PRACTICE) 4 (SCHEDULE)
2. PROVIDE EXTERIOR
CALL-TO-AD STORM
3. PROVIDE COAT BOOK ON
BLACK OR BROWN
4. PROVIDE LAYER HANGERS
FOR BOOK HANGING

FIRST FLOOR	2,640 SQ. FT.
STAIR	165 SQ. FT.
TOTAL FIRST FLOOR	2,807 SQ. FT.
SECOND FLOOR	1,330 SQ. FT.
THIRD FLOOR	4,124 SQ. FT.
TOTAL SECOND FLOOR	5,454 SQ. FT.
GRAND TOTAL	8,261 SQ. FT.

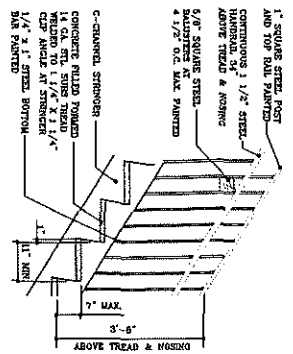
376 BOSTON POST RD
WATERFORD, CT.

FIRST FLOOR PLAN
PROPOSED/EXIST.

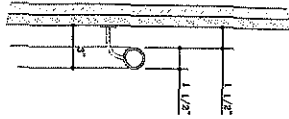
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

$$\text{SCALE: } 1/4" = 1'-0"$$

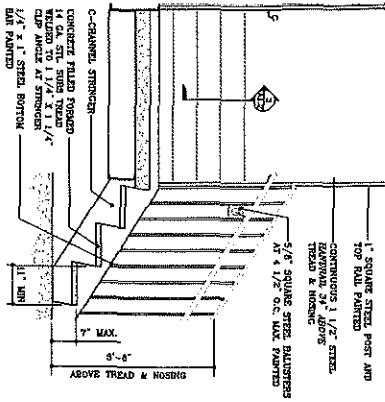
DATE	AS SHOWN	
PLAC.		
DWG. NO.	AI.100	
JOB. NO.	D0524	
SHEET x OF x		



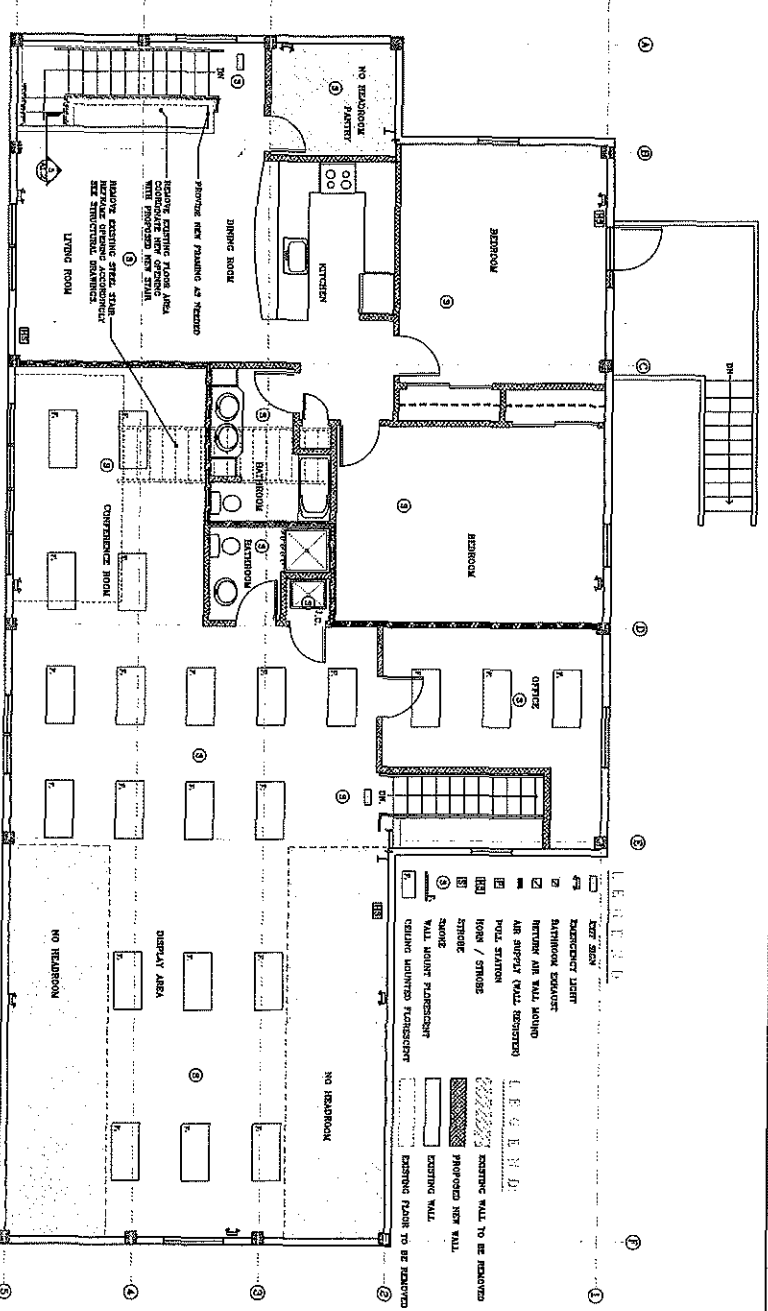
3 SECTION DETAIL
SCALE: 3/4" = 1'-0"



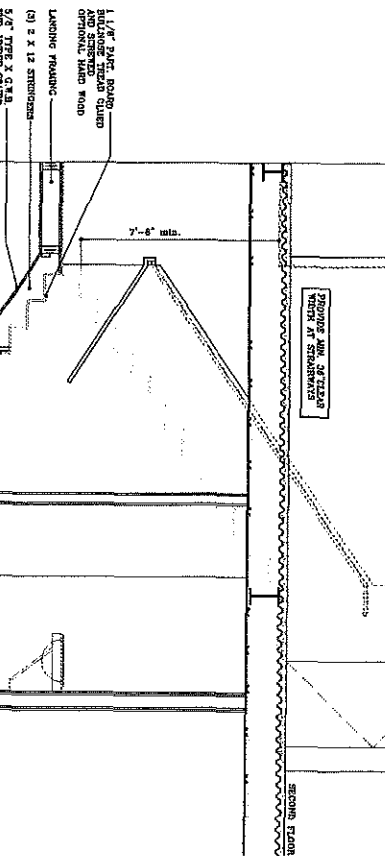
2 STAIR SECTION
SCALE: 3/4" = 1'-0" (TYPICAL)



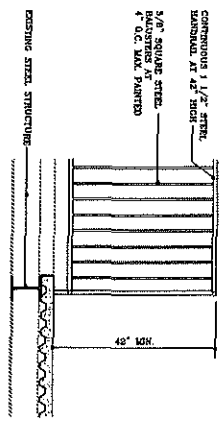
1 SECTION DETAIL
SCALE: 3/4" = 1'-0"



B SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 SECTION DETAIL
SCALE: 1/2" = 1'-0"



5 SECTION DETAIL
SCALE: 3/4" = 1'-0"

PROJECT:	RAUL RIOS
NO. 001	376 BOSTON POST RD
NO. 002	WATERFORD, CT.
NO. 003	SECOND FLOOR PLAN
NO. 004	PROPOSED/EXIST.
NO. 005	04 - 13 - 2025
NO. 006	AS SHOWN
NO. 007	DATE: 01/20/2025
NO. 008	SHEET 1 OF 1

1/4" RADIIUS - 1/2" EXPANSION JOINT WITH
RECESSED CONCRETE COMPRESSIBLE FILLER
20" O.C. MAX WITH #4 REBAR (SLEEVE
AT ONE END

CONCRETE WALK _____

MEDIUM BROODS FINISH CONCRETE WITH

0 x 0 M.4/M.4 WWT 4000
a" PROCESSED AGGREGATE -
(COMPACTED)

COMPACTED SUB GRADE ---

2 TOP 2 BOTTOM #4 REBAR

HAND TOoled CONTROL JOBS

WITH 1/4 INCHES BOUND
SPACING EQUAL TO WALK IN

(6 O.C. MAX.) TYPICAL, CONT.
PAYMENT AREAS

4000 PSI CONCRETE

STAINLESS STEEL SLEEVE W/

4" X 1/4" AN. SS PL.
WITH 1/4" CONT. WELD MIN.

332

1 CONCRETE WALK DETAILS

SCALE: 1" = 1'-0"

5 BITUMINOUS CONCRETE