



Town of Waterford

Department of Planning and Development

www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

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: Definitions	Section: Section 1
Use: Agri-Tourism	Section: 3.41, 3.41.1, 3.41.2(b), 3.41.2(c), 3.41.2(f), 3.41.2(n), 3.41.3
Use: Farming	Section: 6.1.2

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: ____/____/____ ____/____/____

Street No. & Name: _____

Size SF/AC: ____/____

Zoning District(s): _____

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: Waterford Planning & Zoning Commission

Title: _____

Company: Town of Waterford

Address: 15 Rope Ferry Road

City/State: Waterford CT

Zip Code: 06385

Telephone: _____ Fax: _____ Email: _____

Applicant's Authority to File Application⁵

☐ Legal Owner of Record

☐ Power of Attorney

☐ Contract to Purchase

☒ Other Commission Proposal

3. Agent Information; if applicable

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____ Fax: _____ Email: _____

Specify Nature of Agent

☐ Attorney

☐ Civil Engineer

☐ Land Surveyor

☐ Design Professional; _____

☐ Other: _____

Bar/License/Reg. No.: _____

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: _____	Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Address: _____	Address: _____
City/State: _____	City/State: _____
Zip Code: _____	Zip Code: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	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)

Date Issued

Issuing Agency

Approved Use/Activity

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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. **Section 1 Definitions**
- 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. **3.41, 3.41.1, 3.41.2(b), (c), (f), (n), 3.41.3**
- ii. **6.1.2**
- 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): _____		
Item	Required	Proposed
Minimum Lot Size		
Frontage		
Front Yard		
Side Yard		
Rear Yard		
Building Line		
Building Coverage		
Parking ⁶		
Landscaping		
Impermeable Coverage		

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:	_____	Telephone:	_____
Name:	_____	Fax:	_____
Company:	_____	Email:	_____
License(s)/ Accreditations:	_____	License(s)/ 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):	_____

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

Existing Regulations 3.41, 3.41.1

3.41.2(b), (c), (f), (n), 3.41.3

Existing Regulation 6.1.2

Proposed Regulation Amendments

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

Applicant

Agent

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

Applicant

Agent

Land Owner

Land Owner

Section 1 - DEFINITIONS

Farm Promotional Events:

Events that are open to the general public including but not limited to Farm-to-Table Dining Experience, Educational Farm Tours and Workshops

Farm Catering and Banquet Events:

Private events such as weddings, private parties and similar uses not open to the general public.

3.41 AGRI-TOURISM (Effective Date 1/29/18, Revised 6/4/25)

Purpose:

The purpose of this regulation is to allow Agri-tourism uses in Waterford, while maintaining rural character, preserving farmland, and protecting the health, safety and welfare of the citizens. Agri-tourism presents a unique opportunity to combine aspects of tourism and agriculture to provide a number of financial, educational and social benefits to the community while allowing farmers to supplement their farming activities with activities and events directly related to the farm and farming. Agri-tourism activities are multi-day seasonal uses, which are accessory to the Farm and Farming operation. They include ~~which include~~, but are not limited to u-pick operations, hay rides, corn mazes, petting zoo, cut you own Christmas trees, ~~farmer's markets~~, wine tasting, horseback riding, carriage rides, sleigh rides, ~~ice cream facilities~~, and garden tours. Agri-tourism events are single day uses or multi-day uses with each day having a defined start and end time. Agri-tourism events may include Farm Promotional Events in addition to Farm Catering and Banquet Events. Multi-day ~~uses~~ events shall not exceed three consecutive days. Agri-tourism activities and events may be permitted only in the RU-120 Zone District.

3.41.1. ~~At a minimum, a~~ Agri-tourism ~~activities~~ events shall be permitted in accordance with the provisions contained herein, subject to the issuance of a Special Permit in conformance with Section 23 of these Regulations.

3.41.2 General Provisions Applicable to Agri-tourism.

- a. The parcel(s) on which agri-tourism is proposed shall be contiguous and shall consist of no less than 20 acres, of which at least 51% of the gross area of the parcel(s) meets the definition of Farm in Section 1 of these regulations and is designated as farmland by the Waterford Town Assessor pursuant to CGS Chapter 203§12-107(c), as amended.
- b. Agri-tourism ~~activities and~~ events shall be limited to the areas as shown on an approved Site Plan, including outdoor and indoor areas of the farm property.
- c. All parking ~~and~~ areas associated with activities and events shall be no closer than 150 feet from all property lines.
- d. All activities and events shall occur between 8:00 a.m. and 10:00 p.m.
- e. Outdoor lighting shall not shed light beyond the boundaries of the subject property.
- f. No more than one (1) Agri-Tourism event shall take place simultaneously. ~~no more than two events shall take place in any week running from Monday to Sunday, and no more than one event shall take place on any weekend running from Friday through Sunday. No more than 25 total Agri-tourism events may be permitted in a calendar year. Each day of a multi-day event shall count toward the maximum number of Agri-tourism events permitted in a calendar year. The Commission may impose conditions to further limit the number and time of activities and events to mitigate adverse impacts to neighboring properties.~~
- g. The property owner shall reside on the property and be on the property during any Agri-tourism activity or event.
- h. All Agri-tourism activities and events shall comply with all local, state and federal regulations and statutes. Approval of plans by other State, Federal and Local regulatory agencies shall be obtained when applicable.
- i. Complete visual screening, as defined in Section 1 of these regulations, shall be provided during all times of operation.
- j. All amplified music or sound shall occur within structures and shall comply with all Town of Waterford noise ordinances.
- k. Exterior speakers or amplification of music or sound is prohibited.

- l. Overnight lodging is prohibited.
- m. Off-street parking shall comply with the following provisions of Section 20 of the Waterford Zoning Regulations:
 - i. Section 20.2
 - ii. Section 20.16
 - iii. Section 20.3(h)
 - iv. Section 20.5
 - v. Section 20.6
- mi. ~~A Zoning Compliance Permit shall be required for any activity or event to ensure compliance with the Special Permit. Applications for Zoning Compliance shall be made at least 7 days prior to the event.~~ The Commission may impose conditions to limit the number and time of events to mitigate adverse impacts to neighboring properties

3.41.3 Submission requirements:

In addition to the requirements of Section 22 & 23, the Special Permit Application to conduct Agri-tourism events shall also include, at a minimum, the following information:

- a. A statement describing the availability of adequate public utilities or on-site water and septic capabilities.
- b. A sworn, notarized statement by the property owner acknowledging requirements to comply with all applicable public health, fire, and building codes.
- c. A copy of the deed for the subject parcel.

SECTION 6 - RURAL RESIDENTIAL DISTRICT (RU-120)

6.1 GENERAL

The minimum lot size in this district shall be 120,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district.
(Amended 7/2/90, Effective 7/13/90)

6.1.1 One-family dwellings.

6.1.2 Farming, except piggeries and the raising of animals for the production of pelts.

Added Text

An agri-tourism activity as defined in Section 3.41 shall be considered an accessory use to the principal farming use and shall include but not be limited to seasonal activities such as, u-pick operations, hay rides, corn mazes, petting zoo, cut you own Christmas trees, wine tasting, horseback riding, carriage rides, sleigh rides, garden tours and other similar activities.

Roadside stands not over 200 square feet in size, only when used for the sale of farm products, shall be permitted only if such stand is accessory to a farm use existing on the lot on which said stand is located, All such stands shall be set back 15 feet from the front property line and shall be provided with at least three off-street parking spaces in addition to those parking spaces required to serve the other uses of the property. All of the products offered for sale at any stand established under this provision shall have been grown or produced on said property.

6.1.3 Public libraries, public schools, and places of worship, subject to the approval of a site plan under the provisions of Section 22 of these regulations.

6.1.4 Public or private parks and playgrounds, subject to the approval of a site plan under the provisions of Section 22 of these regulations.

6.1.5 (Repealed 10/1/2000)

6.1.6 Customary Home Occupations as defined in Section 1 herein and subject to the provisions of Section 3.11 of these regulations.

6.1.7 Accessory uses as defined in Section 1 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations.

6.1.8 Accessory apartments in accordance with Section 3.36 of these Regulations.

6.2 USES PERMITTED IN THE RU-120 DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT

The following uses may be permitted in the RU-120 District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

6.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.

6.2.2 Cemeteries.

6.2.3 Buildings and structures and sub-stations operated by utility companies, but excluding service yards and outside storage areas.

6.2.4 Municipal facilities including firehouses and parking lots serving firehouses.

6.2.5 Private educational institutions.

6.2.6 Riding stables, nurseries, and commercial greenhouses.

6.2.7 Animal hospitals, veterinary hospitals, and kennels.

6.2.8 Golf courses and country clubs.

6.2.9 Agri-tourism uses in accordance with Section 3.41 of these regulations. (Effective 1/29/18)

6.2.10 Convalescent nursing home, places for assisted living, hospitals, medical clinics or medical service laboratories. (Amended 8/19/08)

6.2.11 Accessory dwelling units in accordance with Section 3.39 of these Regulations. (Effective 6/30/13)

6.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 150 feet frontage on a public street, and each lot shall be at least 200 feet in width at the building line.

6.4 MINIMUM SETBACKS

6.4.1 Front Yard - 50 feet, except when lots front a State Highway, the minimum setback shall be 75 feet.

6.4.2 Side Yard - 30 feet.

6.4.3 Rear Yard - 75 feet.

6.5 BUILDING COVERAGE

The aggregate building coverage on any lot in this district shall not exceed 15% of the total area of said lot.

6.6 MAXIMUM BUILDING HEIGHT

No building in this district shall be constructed, reconstructed, extended, enlarged, moved, or altered in any way so as to have a maximum building height in excess of 35 feet, except as provided in Section 3.6 of these regulations.

6.7 OFF-STREET PARKING

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Section 20 of these regulations.

6.8 SIGNS

All signs erected within this district shall conform to the requirements of Section 21 of these regulations.

6.9 ENVIRONMENTAL PROTECTION

No development shall be undertaken on any lot within this district nor shall the existing character, including vegetation and topography, be disturbed from its natural state except in accordance with the provisions of Section 25 of these regulations.