

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
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2025 JUL 17 P 2:12
ATTEST: *[Signature]*
TOWN CLERK

AGENDA

Planning & Zoning Commission Town Hall

July 22, 2025
6:30 p.m.

Meeting Documents

https://www.waterfordct.org/AgendaCenter/Planning-Zoning-Commission-33/?#_07222025-2149

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 PLEDGE OF ALLEGIANCE

ITEM #3 APPROVAL OF THE June 10, 2025 MEETING MINUTES

ITEM #4 APPLICATION RECEIPT

#PL-25-12 – Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations Sections 3.41, 3.41.1, 3.41.2, 3.41.3 and 6.1.2 as they pertain to Agri-Tourism.

APPLICATION WAS RECEIVED: 6/10/2025

#PL-25-13 Request of Covenant Park, LLC, owner, Robert Schacht, managing member, for a Special Permit review and approval for Agritourism Events on property located at 109 Huntsbrook Road, RU-120 Zone in accordance with Section 3.41, 22 and 23 of the Zoning Regulations and as shown on plans entitled “Event Plan, Prepared for Covenant Park, LLC for Hunts Brook Farm Fishery dated 5/21/25 last revision 5/30/25”

APPLICATION WAS RECEIVED: 6/10/2025
PUBLIC HEARING MUST OPEN: 8/14/2025

#PL-25-14 Request of Heather Randazzo, Owner and Applicant for a Site Plan review and approval for a new single family home on property located at 18 Cinderella Lane, R-20 Zone in accordance with Section 3.14 and 22 of the Zoning Regulations and as shown on plans entitled “18 Cinderella Lane, Waterford, Connecticut”

ACTION REQUIRED BY: 9/25/25

ITEM #5 PUBLIC HEARING

#PL-25-10 – Request of Daniela Gjergjaj, applicant, to amend the Zoning Regulations Sections 1- Definitions, 3.45 and 6.2.11 as they pertain to Campgrounds.

PUBLIC HEARING REQUIRED BY: 7/17/2025

EXTENSION GRANTED TO: 7/22/2025

#PL-25-12 – Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations Sections 1 Definitions, 3.41, 3.41.1, 3.41.2, 3.41.3 and 6.1.2 as they pertain to Agri-Tourism.

#PL-25-13 Request of Covenant Park, LLC, owner, Robert Schacht, managing member, for a Special Permit review and approval for Agritourism Events on property located at 109 Huntsbrook Road, RU-120 Zone in accordance with Section 3.41, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Event Plan, Prepared for Covenant Park, LLC for Hunts Brook Farm Fishery dated 5/21/25 last revision 5/30/25"

PUBLIC HEARING MUST OPEN BY: 8/14/2025

ITEM #6 APPLICATION REVIEW

#PL-25-10 – Request of Daniela Gjergaj, applicant, to amend the Zoning Regulations Sections 1- Definitions, 3.45 and 6.2.11 as they pertain to Campgrounds.

PUBLIC HEARING MUST OPEN: 7/17/2025

EXTENSION GRANTED TO: 7/22/2025

#PL-25-12 – Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations Sections 1 Definitions, 3.41, 3.41.1, 3.41.2, 3.41.3 and 6.1.2 as they pertain to Agri-Tourism.

#PL-25-13 Request of Robert Schacht, managing member, for a Special Permit review and approval for Agritourism Activity on property located at 109 Huntsbrook Road, RU-120 Zone in accordance with Section 3.41, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Event Plan, Prepared for Covenant Park, LLC for Hunts Brook Farm Fishery dated 5/21/25 last revision 5/30/25"

PUBLIC HEARING MUST OPEN: 8/14/2025

PL-25-8 – Request of LEARN, applicant; Town of Waterford, owner; for site plan approval for a new School located at 51 Daniels Avenue, R-40 zone, in accordance with Section 5.1.3 and 22 of the Zoning Regulations and as shown on plans entitled "LEARN – Early Childhood School, 51 Daniels Avenue, Waterford, CT State Project Number: 245-0090 MAG/N/PF" dated 05/05/2025.

ACTION REQUIRED BY: 7/17/2025

EXTENSION GRANTED TO: 7/22/2025

PL-25-9 – Request of LEARN, applicant; Town of Waterford, owner; for site plan approval for new Pickleball Courts located at 51 Daniels Avenue, R-40 zone, in accordance with Section 5.1.4 and 22 of the Zoning Regulations and as shown on plans entitled "Waterford Pickleball Courts and Parking, 51 Daniels Avenue, Waterford, CT" dated 05/05/2025.

ACTION REQUIRED BY: 7/17/2025

EXTENSION GRANTED TO: 7/22/2025

ITEM #7 ADMINISTRATIVE REVIEW

ITEM #8 CORRESPONDENCE

Two letters from Narciss Greene, dated June 14, 2025, Re: Building with Sustainability in Mind

ITEM #9 COMMISSION BUSINESS

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

ITEM #10 ADJOURNMENT