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May 8, 2025

Delivered via Mail

Chairman Gregory Massad
Planning & Zoning Commission
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06320

RE: Application for Regulation Amendment
Golden Fields, LLC - Campgrounds
Our File #8111.261137

Dear Chairman Massad:

Our law firm represents Golden Fields, LLC in connection with the enclosed Application for a Regulation Amendment to add "campgrounds" as a defined use within the Town of Waterford Zoning Regulations and to permit their establishment within the RU-120 District by Special Permit, subject to specified conditions. We would respectfully request that this Application be received at your next regularly scheduled meeting and that the required public hearing be scheduled.

Statement of Use

My client's affiliated company operates the highly successful and award-winning "Aces High RV Park" located at 301 Chesterfield Road in East Lyme, Connecticut. This existing campground abuts the extreme northwest corner of the Town of Waterford where my client owns approximately 168 acres of additional land, located in the RU-120 District. This acreage is contiguous to the campground in East Lyme and is not readily accessible from any street in Waterford. Aces High RV Park is exploring an expansion of its campground that would include campsites and campground amenities on the land in Waterford, accessed from East Lyme. The proposed Regulation Amendment would add a definition for campgrounds and allow them in the RU-120 District by Special Permit. Campgrounds would also have to meet certain additional requirements including compliance with state codes, minimum parcel size, campsite density, access and parking requirements, buffers and other related provisions.

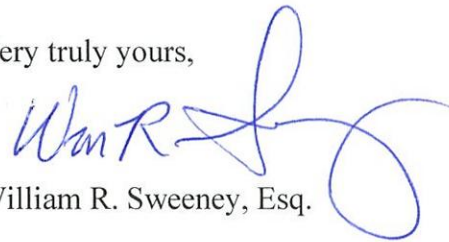
Consistency with the Adopted Plan of Preservation, Conservation and Development

The 2012 Plan and its 2015 update do not specifically address the issue of campgrounds or other types of similar private recreational facilities. However, many areas of the RU-120

District are quite rural with important scenic value that contributes to overall community character. The Plan calls for Waterford to continue efforts to preserve key scenic vistas, scenic roads, and scenic areas while allowing for reasonable use of a specific property and the surrounding area (p. 36). Campgrounds are generally considered a lower intensity recreational use that often blend seamlessly into natural landscapes. Their proposed addition to Waterford's lowest density residential district would afford an opportunity for the community to preserve natural areas while still allowing for a reasonable economic return for associated property owners.

Referral of this Regulation Amendment should be made to SECCOG, CTDEEP, and the Towns of East Lyme and Montville. As the designated agent for the applicant, please do not hesitate to contact me if you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Wm R. Sweeney", followed by a large, stylized circular flourish.

William R. Sweeney, Esq.

Enclosures



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: Campground Section: New Definition and Sections 6.2.11 & 3.45

Use: _____ 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: ____/____/____

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: Daniela Gjergjaj **Applicant's Authority to File Application⁵**
Title: Member ☐ Legal Owner of Record
Company: Golden Trails, LLC ☐ Power of Attorney
Address: 301 Chesterfield Road ☐ Contract to Purchase
City/State: East Lyme CT ☒ Other owner of land at 83 Pember Road
Zip Code: 06333
Telephone: (860) 447-3536 Fax: N/A Email: danielagjergjaj@att.net

3. Agent Information; if applicable

Name: William R. Sweeney, Esq. **Specify Nature of Agent**
Title: Partner ☒ Attorney
Company: TCORS, P.C. ☐ Civil Engineer
Address: P.O. Box 58 ☐ Land Surveyor
City/State: New London CT ☐ Design Professional; _____
Zip Code: 06320 ☐ Other: _____
Bar/License/Reg. No.: 430890
Telephone: (860) 447-0335 Fax: N/A Email: wrsweeney@tcors.com

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 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 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>	
☐	☐	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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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. New Definition - Campground

ii. Section 6.2.11 (Special Permit Uses in RU-120)

iii. Section 3.45 (Campgrounds)

☐☒

- 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): _____		
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:	<u>Law</u>	Telephone:	<u>860-447-0335</u>
Name:	<u>William R. Sweeney</u>	Fax:	<u>N/A</u>
Company:	<u>TCORS, P.C.</u>	Email:	<u>wrsweeney@tcors.com</u>
License(s)/ Accreditations:	<u>CT Bar - 430890</u>	License(s)/ Accreditation No(s):	<u></u>

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

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

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

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

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

Transmission Letter

Proposed Zoning Text Amendment

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

Daniela Gienogaj
Applicant

Golden Trails, LLC

05-08-2025

Wm R. Sweeney
Agent

William R. Sweeney, Esq.

5/8/25

Daniela Gienogaj
Land Owner

Golden Trails, LLC

05-08-2025

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

Daniela Gjengjaj

Applicant

Golden Trails, LLC

05-08-2025

Wm R Sweeney

Agent

William R. Sweeney, Esq.

5/8/25

Daniela Gjengjaj

Land Owner

Golden Trails, LLC

05-08-2025

Land Owner

SECTION 1 - DEFINITIONS

Campground: A parcel of land used to provide overnight campsite accommodations to persons engaged in recreational camping using portable structures, shelters and vehicles such as, but not limited to, tents, tepees, yurts, and recreational camping vehicles that have no permanent electrical wiring and no permanent drainage plumbing.

SECTION 6 - RURAL RESIDENTIAL DISTRICT (RU-120)

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

6.2.11 Campgrounds subject to the provisions of Section 3.45 of these Regulations.

3.45 CAMPGROUNDS

Campgrounds shall be permitted uses within the RU-120 District subject to the approval of a Special Permit provided they meet the requirements of the Connecticut Public Health Code, Connecticut Fire Safety Code, and the Connecticut Building Code and further meet the following additional conditions:

3.45.1 Minimum Size and Density. Campgrounds shall only be located on parcels with a minimum size of twenty (20) acres. No more than fifteen (15) campsites shall be provided for each gross acre of overall parcel area.

3.45.2 Campsites. Campsites within a campground may be occupied by tents, tepees, yurts, recreational camping vehicles, and other similar rental accommodations, but not by any permanent type of building or manufactured home.

3.45.3 Access and Parking. Notwithstanding the requirements of Section 3.14, campgrounds shall not be required to have frontage on a street but shall provide adequate ingress, egress, and maneuvering for both regular and emergency vehicles by way of an interior road system connected to one or more state highways or approved streets within the Town of Waterford or an adjacent municipality. Any access provided through an adjacent municipality shall be subject to the review and approval of the Commission to ensure public safety. Off-street parking shall be provided on the basis of one (1) space per campsite provided that a campsite for a recreational camping vehicle shall not require any additional parking. No parking shall be permitted along any interior service road, access driveway or street.

3.45.4 Water and Sewer. A campground that is not served by public water and public sewer shall provide an adequate water supply and a sanitary sewage disposal system approved by the health department.

3.45.5 Buffers. Where a campground abuts any other use, a one hundred (100) foot landscaped and/or natural vegetated buffer, which may include necessary interior service roads or access driveways, shall be provided along the property line. Where a landscaped or natural vegetated buffer is required, such buffer shall provide complete visual screening between the different uses. Notwithstanding the above, no campsite shall be situated closer than three hundred (300) feet to any adjacent property line.

3.45.6 Accessory Uses. A campground may include certain accessory uses and permanent structures providing amenities to only patrons of the campground. Permitted accessory uses and permanent structures may include supply stores, bathrooms, snack bars, swimming pools, golf courses, tennis courts, recreation pavilions, trails, and any other similar customary accessory uses or permanent structures associated with recreational camping activities. Within any supply store, items for sale shall be limited to groceries, gifts, beer, and camping supplies.

3.45.7 Storage. Unoccupied recreational camping vehicles may be stored in campgrounds. Campgrounds shall not be subject to the provisions of Section 3.22 of these Regulations.