

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553

www.waterfordct.org

RECEIVED FOR RECORD
WATERFORD, CT

2026 JAN -5 P 2:33

ATTEST: *David L. Campo*
TOWN CLERK

AGENDA

Planning & Zoning Commission
Town Hall

January 13, 2026
6:30 p.m.

Meeting Documents

<https://www.waterfordct.org/AgendaCenter/Planning-Zoning-Commission-33/?# 01132026-2285>

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 APPROVAL OF THE December 2, 2025 MEETING MINUTES

ITEM #3 APPLICATION RECEIPT

#PL-25-20 Request of Glen Fergione, owner & applicant for a three lot resubdivision for property located at 97 Spithead Road, R-40 zone, as shown on plans entitled "Ava's Meadow Resubdivision", Property of Glen Fergione, 97 Spithead Road, dated October 1, 2025, last revision 12/3/2025".

PUBLIC HEARING MUST OPEN BY:

2/12/2026

APPLICATION WAS RECEIVED:

12/16/2025

#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.

APPLICATION WAS RECEIVED:

12/16/2025

#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

ITEM #4 PUBLIC HEARING

PL-25-20 Request of Glen Fergione, owner & applicant for a three lot resubdivision for property located at 97 Spithead Road, R-40 zone, as shown on plans entitled "Ava's Meadow Resubdivison , Property of Glen Fergione, 97 Spithead Road, dated October 1, 2025, last revision 12/3/2025".

PUBLIC HEARING MUST OPEN BY:

2/12/2026

APPLICATION WAS RECEIVED:

12/16/2025

#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.

APPLICATION WAS RECEIVED:

12/16/2025

ITEM #5 APPLICATION REVIEW

#PL-25-19 Request of Mikhail Yevsyuk, Applicant and Esther Poe, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 2 Forest Street VR-7.5 Zone in accordance with Sections 6A.4.1 and 25.4 of the Zoning Regulations and as shown on plans entitled “Site Plan of 2 Forest Street, Waterford, Connecticut, Prepared for Mikhail Yevsyuk, October 9, 2025”

ACTION REQUIRED BY:

1/22/2026

PL-25-20 Request of Glen Fergione, owner & applicant for a three lot resubdivision for property located at 97 Spithead Road, R-40 zone, as shown on plans entitled "Ava's Meadow Resubdivison , Property of Glen Fergione, 97 Spithead Road, dated October 1, 2025, last revision 12/3/2025".

PUBLIC HEARING MUST OPEN BY:

2/12/2026

APPLICATION WAS RECEIVED:

12/16/2025

#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.

APPLICATION WAS RECEIVED:

12/16/2025

ITEM #6 ADMINISTRATIVE REVIEW

Letter dated December 15, 2025 from Ellen M. Bartlett, PE, CPSWQ, to Town of Waterford Planning & Zoning Commission, re: Request for Extension of Site Plan Approval, PL-21-6, 994 Hartford Turnpike

ITEM #7 CORRESPONDENCE

ITEM #8 COMMISSION BUSINESS

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

ITEM #9 ADJOURNMENT