



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: **5.1.1 One Family Dwellings** Section: _____

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: **Ava's Meadow Resubdivision** If subdivision how many lots?: **3**

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

☐ Private ☐ Public ☐ Both⁴

Parcel 1

Map/Block/Lot: **130** / _____ / **7829**

Street No. & Name: **97 Spithead Rd**

Size SF/AC: **1,222,482 SF / 28.06 Acres**

Zoning District(s): **R-40**

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: Glenn E. Fergione Applicant's Authority to File Application⁵
Title: Owner ☒ Legal Owner of Record
Company: _____ ☐ Power of Attorney
Address: _____ ☐ Contract to Purchase
City/State: _____ ☐ Other _____
Zip Code: _____
Telephone: _____ Fax: _____ Email: _____

3. Agent Information; if applicable

Name: James Bernardo, LS Specify Nature of Agent
Title: Managing Member ☐ Attorney
Company: James Bernardo Land Surveying, LLC ☐ Civil Engineer
Address: 102A Spithead Rd ☒ Land Surveyor
City/State: Waterford CT ☐ Design Professional; _____
Zip Code: 06385 ☐ Other: _____
Bar/License/Reg. No.: CTLS 70121
Telephone: 860-447-0236 Fax: _____ Email: jim@jbsurvey.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: <u>Glenn E. Fergione</u>	Name: _____
Title: <u>Owner</u>	Title: _____
Company: _____	Company: _____
Address: _____	Address: _____
City/State: _____	City/State: _____
Zip Code: _____	Zip Code: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: <u>gefergione@sbcglobal.net</u>	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 _____ / 10 acres	35
☐	☒	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

1/29/90

P&Z

Subdivision Approval

10/23/2025

Conservation Commission

Wetlands permit C-25-13

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)

ZONING DATA

Date Updated: 12/03/25

Based on: Town of Waterford Zoning Regs Revised Thru 8-15-2025

Property Address: 97 Spithead Road Waterford, CT 06385

Zoning Section	Description	Required	Provided - Lot #1	Provided - Lot #2	Provided - Lot #3	Remarks
ZONING DISTRICT: R-40						
ZR 5.1.1	Land Use: 1-Fam Residential	40,000	1-Fam Residential	1-Fam Residential	1-Fam Residential	Permitted Use
ZR 5.1.1	Min. Lot Size (SF):	100 FT	116,109.77 SF	116,109.77 SF	784,127.42 SF	
ZR 5.3	Min. Lot Frontage:	125 FT	222.69 FT	210.71 FT	248.60 FT	
ZR 5.3	Min Lot Width:	50 FT	214.4 FT	217.3 FT	240.5 FT	Pre-existing non-conforming - Lot #3
ZR 5.4	Min Front Yard Setback:	50 FT	50 FT	50 FT	23 FT	
	Min Rear Yard Setback:	50 FT	50 FT	50 FT	APPROX 1,100 FT	
	Min Side Yard Setback:	25 FT	25 FT	25 FT	41 FT	
ZR 5.3.4	Max Building Coverage (%):	20%	20% Max.	20% Max.	0.3%	
ZR 9.3.5	Max Building Height by Zone:	35 FT	Not to exceed 35 FT	Not to exceed 35 FT	U/K	Not determined - Lot #3

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>Land Surveyor</u>	Telephone:	<u>860-447-0236</u>
Name:	<u>James Bernardo, LS</u>	Fax:	<u></u>
Company:	<u>James Bernardo Land Surveying, LLC</u>	Email:	<u>jim@jbsurvey.com</u>
License(s)/	<u>CTLS 70121</u>	License(s)/	<u></u>
Accreditations:	<u></u>	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	<u></u>	License/	<u></u>
Accreditations:	<u></u>	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	<u></u>	License/	<u></u>
Accreditations:	<u></u>	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	<u></u>	License/	<u></u>
Accreditations:	<u></u>	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	<u></u>	License/	<u></u>
Accreditations:	<u></u>	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

Ava's Meadow Resubdivision (3 Sheets)

LLHD Approval Letter dated 10-15-2025

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

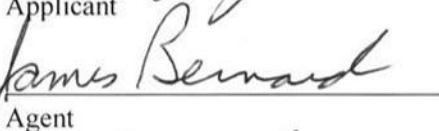
Printed Name

Date


Applicant

Glenn E. Fergione

12-5-2025


Agent

James Bernardo, LS

12-5-2025


Land Owner

Glenn E. Fergione

12-5-2025

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

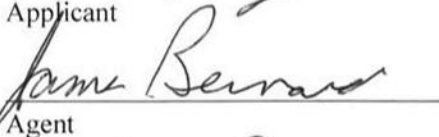
Printed Name

Date


Applicant

Glenn E. Fergione

12-5-2025


Agent

James Bernardo, LS

12-5-2025


Land Owner

Glenn E. Fergione

12-5-2025

Land Owner

Natural Diversity Data Base

Areas

WATERFORD, CT

June 2025

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

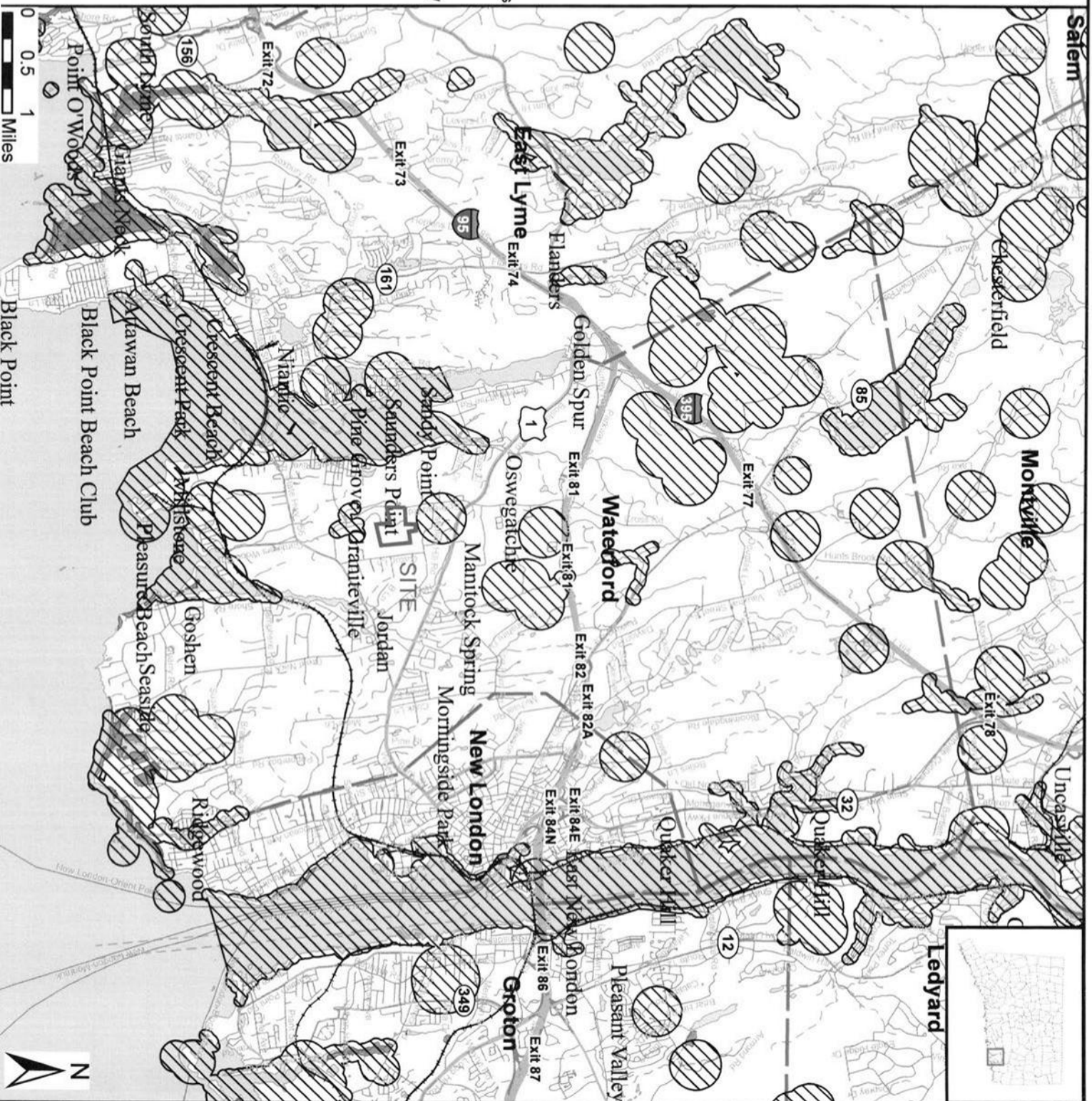
This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas if the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPportal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.
<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Connecticut
Department of Energy &
Environmental Protection



Statement of Use

This application is for the resubdivision of the 28.06 acre property located at 97 Spithead Road in Waterford, Connecticut. This is a resubdivision of Lot #5 of the Nutmeg Estates Subdivision prepared for Peter Lampasona and approved by the Waterford Planning and Zoning Commission on 1/29/1990.

The property owner, Glenn Fergione, wishes to subdivide the property into 2 additional building lots. It is his intent to gift each one of the lots to 2 of his dear friends. The 2 new lots will be 2.67 acres each.

Mr. Fergione will maintain ownership of the remaining 18.0 acre property which contains his primary residence, barn and farm. The remaining 18-acres is encumbered by a 415' wide Eversource transmission easement and is predominantly inland wetlands.

There is also a disputed southerly boundary with land of Marjorie L. Daly of 81 Spithead Road. Mr. Fergione intends to quit-claim this 4.73-acre portion of the property to Ms. Daly to resolve any title ambiguities.

No open space is proposed.

Date: **10-15-2025**

To: **James Barnardo Land Surveying, LLC**

102A Spithead Rd., Waterford, CT 06385

Subject Property: **97 Spithead Rd., Waterford 06385 (Lot #3), proposed two lot subdivision (Lot #1 and Lot #2)**

Plan Designed by: **James Barnardo L.S. #70121** Plan Date: **10/1/2025** Last Revision Date: **N/A** Date Paid: **10/1/2025**

The plan and associated information submitted to our office on **10/1/2025** for a proposed **two lot subdivision** with one proposed **three bedroom residential building with public water and private septic (Lot #2)**, and one proposed **four bedroom residential building with public water and private septic (Lot #3)** at the above stated property, in the Town of **Waterford**, is:

- ☐ **Approved: Complies with the requirements of Section 19-13-B103 of the Connecticut Public Health Code.**
- ☒ **Approved w/conditions: Complies with the requirements of Section 19-13-B103 of the Connecticut Public Health Code; See conditions below.**
- ☐ **Requires Further Revisions: Modifications are needed to meet the requirements of Section 19-13-B103 of the Connecticut Public Health Code. Items requiring revision are listed below.**

Conditions / NOTES:

1. **One additional test hole is required prior to any septic system installation on Lot #2 in the primary leaching field area.**
2. **If there are any wells on Lot 1, 2 or 3, locate on plan.**
3. **If there are any wells on #91 and #99 Spithead, locate on plan.**
4. **Note: 97 Spithead Rd., Waterford B100a is approved, and the lot is suitable to subdivide into two additional lots. This plan review is for site suitability only, and not intended as an approved septic plan.**
5. **NOTE: All tanks requiring risers shall maintain the original covers on the tanks, have riser covers that weight at least 59 lbs. and/or install a safety device below the riser to prevent individuals from falling into a tank. All below grade tank or riser cover handles shall contain or be fitted with a material that can be located with a metal detector. Please be aware of the new "kid catcher" septic tank requirements.**

The following are not currently required by CT Public Health Code and/or LLHD Plan Review Policies but are encouraged/recommended to protect the proposed structures, onsite septic system, water treatment discharge system and/or water supply/groundwater.

1. **All proposed well arcs should be kept on the property they serve (to allow neighbors full use of their properties) and all well casings should be located at least 10' from driving surfaces and/or structures to prevent future damage and allow for future maintenance of the wells.**
2. **It is strongly encouraged to keep the original tank covers on all tanks requiring risers to prevent the escape of sewer gases and prevent individuals from falling into tanks.**
3. **The designer should take into consideration the location of potential future water treatment discharge systems, rain gardens and footing/gutter drain discharge locations.**

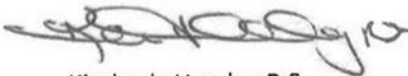
Additional Requirements and Recommendations:

1. Installer to submit scaled and/or tied as-built to LLHD upon 30 days of completion with distances to flow line at house, inlet and outlet cover of tank, d-boxes, cleanouts and ends of leaching rows, well, footing/curtain drains and between tie points. In addition, provide the name of installer, date, house location and street/directional arrow.

***Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.**

Please call me at 860-448-4882 ext. 1301 with any questions regarding this matter.

Sincerely,



Kimberly Hamley R.S.
Senior Environmental Health Specialist

Cc: Katie Baldwin REHS MPH