

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

AGENDA

Planning & Zoning Commission Remote Access Only

August 19, 2025
6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/82978418795?pwd=s8fZogyfWZ42G8jxAJ7buE32OzitNC.1>

Meeting ID: 829 7841 8795

Passcode: 668908

One tap mobile

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Join instructions

https://us02web.zoom.us/join/82978418795/invitations?signature=twPhY3Ck7GCBgsHHEAHVoQ4RPuF_qWiJRKtdgOdWQoc

Meeting Documents

https://www.waterfordct.org/AgendaCenter/Planning-Zoning-Commission-33/?#_08192025-2159

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 APPROVAL OF THE July 22, 2025 MEETING MINUTES

ITEM #3 APPLICATION RECEIPT

#PL-25-16 Request of Williams Memorial Institute, owner, for a Site Plan/Special Permit review and approval for Tennis and Pickleball courts on property located at 122 Bloomingdale Road, R-40 Zone in accordance with Sections 5.1.4, 5.2.1, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Athletic Complex Tennis and Pickleball Courts, 122 Bloomingdale Road, Waterford Connecticut, June 2025"

APPLICATION WAS RECIEVED:

8/5/2025

PUBLIC HEARING MUST OPEN BY:

10/9/2025

#PL-25-17 – Request of FC Real Estate, LLC, owner & River Valley Periodontics, applicant for a modified site plan for parking lot modifications at 742 Broad Street Ext, NB zone, in accordance with Sections 7.7 and 22 of the Zoning Regulations and as shown on plans entitled "Modification to Site Plan, Land of FC Real Estate, LLC, 742 Broad Street Ext – Route 85, Waterford, CT, Site Development Plans, Parking Lot Expansion", Revised June 20, 2025

ACTION REQUIRED BY:

10/23/2025

ITEM #4 PUBLIC HEARING

#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.

CONTINUATION OF PUBLIC HEARING FROM July 22, 2025

ITEM #5 APPLICATION REVIEW

#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-25-14 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:

9/25/2025

#PL-25-15 Request of Mehak Realty, LLC, applicant and owner for modification of an existing site plan for property located at 118 Boston Post Road, C-G Zone, in accordance with Section 8.1.2 and 22 of the Zoning Regulations as shown on plans entitled “Site Plan Modification Proposed Convenience Store and Fueling Station” dated 7/18/25.

ACTION REQUIRED BY:

9/25/2025

ITEM #6 ADMINISTRATIVE REVIEW

ITEM #7 CORRESPONDENCE

ITEM #8 COMMISSION BUSINESS

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

ITEM #9 ADJOURNMENT

for M. Choisy
Katrina Kotfer
Recording Secretary