



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: _____ Section: _____

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: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____ Fax: _____ Email: _____

Applicant's Authority to File Application⁵

☐ Legal Owner of Record

☐ Power of Attorney

☐ Contract to Purchase

☐ Other _____

3. Agent Information; if applicable

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____ Fax: _____ Email: _____

Specify Nature of Agent

☐ Attorney

☐ Civil Engineer

☐ Land Surveyor

☐ Design Professional; _____

☐ Other: _____

Bar/License/Reg. No.: _____

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: _____	Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Address: _____	Address: _____
City/State: _____	City/State: _____
Zip Code: _____	Zip Code: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	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 NDDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 ½ 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

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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)

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: _____

Telephone: _____

Name: _____

Fax: _____

Company: _____

Email: _____

License(s)/
Accreditations: _____

License(s)/
Accreditation No(s): _____

Discipline: _____

Telephone: _____

Name: _____

Fax: _____

Company: _____

Email: _____

Licenses and/or
Accreditations: _____

License/
Accreditation No(s): _____

Discipline: _____

Telephone: _____

Name: _____

Fax: _____

Company: _____

Email: _____

Licenses and/or
Accreditations: _____

License/
Accreditation No(s): _____

Discipline: _____

Telephone: _____

Name: _____

Fax: _____

Company: _____

Email: _____

Licenses and/or
Accreditations: _____

License/
Accreditation No(s): _____

Discipline: _____

Telephone: _____

Name: _____

Fax: _____

Company: _____

Email: _____

Licenses and/or
Accreditations: _____

License/
Accreditation No(s): _____

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

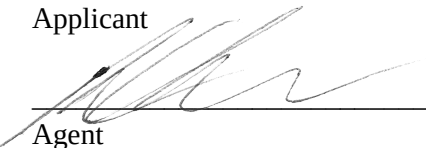
Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Waterford Planning and Zoning Commission or Conservation Commission to obtain feedback and response to the proposal or design, as it exists on this 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



Agent

Land Owner

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

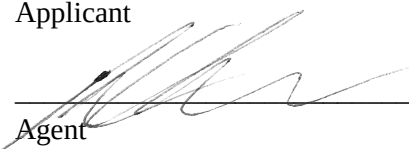
If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publically when requested and all applicable fees are paid in full by the requesting party.

Signature

Printed Name

Date

Applicant



Agent

Land Owner

Land Owner

Date: 7/14/2025

To: Ryan J. Cheverie L.L.S., CLA Engineers, 317 Main St., Norwich, CT 06360

Owner of property: Randazzo Residence

Subject Property: 18 Cinderella Lane, Quaker Hill, CT

Plan Designed by: **Ryan Cheverie L.L.S. #70454** Plan Date: **12/19/2023** Last Revision Date: **7/10/25** Date Paid: **6/1/2025**

The plan and associated information submitted to our office on **7/10/2025** for a proposed **three bedroom residential** building with **public water** and **private septic** 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.**

Revisions required:

1. Submit floor plans for "Breezway" and garage.

NOTES:

1. Design approved without a garbage grinder or large tub exceeding 100 gallons, if installed septic tank shall be sized accordingly.
2. All newly installed septic tanks shall have an approved non-bypass effluent filter that is rated for the design flow of the SSDS.
3. Footing drain and discharge shall remain >25' to all septic components.
5. If a riser cover weighs less than 100 lbs, then the tank cover shall remain in place or a secondary safety lid or device shall be provided. It is recommended that secondary safety lids or devices be utilized for safety reasons even if the riser cover weighs 100 lbs or greater. Secondary safety lids or devices must be installed per manufacturer specifications and should be installed as shallow as possible to facilitate maintenance.

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 Sanitarian

Cc: Katie Baldwin REHS MPH

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

June 16, 2025

Heather Randazzo
185 Route 163, Apt. A
Uncasville, CT 06382

RE: Notice of Approval: Inland Wetland Permit #C-25-05
New Residential Construction
18 Cinderella Lane, Quaker Hill, CT

Dear Ms. Randazzo,

At a meeting held on June 12, 2025 the Waterford Conservation Commission approved with conditions the above referenced permit for construction of a residence and on-site septic system on property located at 18 Cinderella Lane, Quaker Hill, CT.

Please finalize the site plans in accordance with the conditions of the permit (text attached), and submit two copies of the plans to be signed by the Chairman of the Conservation Commission. A signed permit and set of plans will be forwarded to you for your records.

If you have any questions, please feel free to call me at 860-444-5813.

Sincerely,

Maureen FitzGerald
Environmental Planner

Attachment – 3pp.

Certified Mail: # 9171 9690 0935 0254 0869 56

cc: CLA Engineers, Inc. – Bob Russo (digital copy)



NOT VALID
UNTIL SIGNED

TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-25-05
18 Cinderella Lane, Quaker Hill, CT

The Waterford Conservation Commission, in their capacity as the Town's Inland Wetland Agency, hereby authorizes the applicant to conduct regulated activities in designated areas located at 18 Cinderella Lane, Quaker Hill, CT, which are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Waterford Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

1. Clearing, excavation and grading of @7,000 sq. ft. of upland review area east of a forested wetland for construction of a new house and on-site septic system.

These regulated activities are associated with the construction of a proposed residential structure served by on-site septic and well on property located at 18 Cinderella Lane, Quaker Hill, Connecticut. The proposed development is shown on a plan entitled; "Randazzo Residence, Septic System Design Plan, 18 Cinderella Lane, Quaker Hill, Connecticut", revised thru 5/7/2025, prepared by CLA Engineers, Inc.

The Conservation Commission authorizes the activity with the following conditions of approval to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

SPECIAL CONDITIONS:

1. The authorized limits of clearing shall be marked on the site and inspected by the Commission's agent for consistency with the approved plan prior to the start of site work.
2. A wetland non-encroachment boundary is designated at the limits of authorized clearing shown east of the wetland boundary to provide a vegetated buffer adjacent to inland wetland resources. No activity, including but not limited to filling, grading, clearing or removal of vegetation shall be conducted within the wetland non-encroachment area without specific authorization from the Conservation Commission.
3. The wetland non-encroachment area boundary shall be marked on site with non-encroachment area markers provided by the Conservation Commission affixed to trees or to 4 x 4 inch posts.
4. The existing gravel access trail located east of the wetland boundary is to be abandoned and allowed to re-vegetate in accordance with the approved plan.

5. The final site plan shall be signed by the soil scientist responsible for the wetland delineation and contain the stamp and signature of a surveyor/ or engineer licensed in the State of Connecticut.

STANDARD CONDITIONS:

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas, including all temporary and permanent soil disturbances, shall be stabilized with the application of loam, seed and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEEP Bulletin 34.
5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Waterford Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statutes § 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission or the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. The construction does not involve impacts to inland wetlands or watercourses. A vegetated wooded buffer is maintained between the edge of the proposed lawn and the adjacent stream channel.
- B. Short term potential impacts are mitigated by installation and maintenance of erosion and sediment control measures.
- C. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Environmental Officer to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Dated: June 12, 2025

Issued By: _____

Chairman, Richard F. Muckle
Waterford Conservation Commission

NOT VALID
UNTIL SIGNED

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

July 16th, 2025

Waterford Planning and Zoning Office
15 Rope Ferry Rd
Waterford, CT 06385

Re: Statement of Use – Proposed Single-Family Residence
Property: 18 Cinderella Lane, Waterford, CT 06385
CLA Project: 7517

On behalf of the property owner, please accept this Statement of Use for the proposed construction and occupancy of a single-family detached dwelling at 18 Cinderella Lane, Waterford, Connecticut, Map 32, Block 13, Lot 94. This is a permitted principal use in the R-20 Medium Density Residential District under Section 4.1 of the Waterford Zoning Regulations.

The lot area of 113,256 square feet (2.6 acres) exceeds the minimum required 25,000 square feet and complies with all applicable R-20 zoning requirements, including setbacks, height, and coverage. Proposed building coverage is 2.3 percent, well below the maximum permitted 25 percent, and proposed impermeable coverage is 4 percent, also below the maximum.

Off-street parking is provided in compliance with Sections 4.7 and 20.3 of the regulations, with two spaces for the single-family dwelling. Landscaped yard areas will be maintained in keeping with the residential character of the neighborhood.

The dwelling will be served by public water and a private septic system. The septic system design and associated plan, prepared by CLA Engineers, was reviewed and approved by Ledge Light Health District on July 14, 2025 as compliant with the Connecticut Public Health Code Section 19-13-8103. The LLHD approval also includes specific notes and recommendations for installation and future maintenance of the system to ensure protection of public health and groundwater.

Inland wetlands are present on the property, and the proposed activities have been reviewed and approved by the Waterford Conservation Commission under Inland Wetlands Permit C-25-05, issued June 12, 2025. This approval authorizes regulated activities in approximately 7,000 square feet of the upland review area, subject to conditions including establishing and marking a non-encroachment buffer, abandoning an existing gravel trail east of the wetlands, maintaining erosion and sediment controls, and preserving a vegetated buffer adjacent to the wetlands and stream.

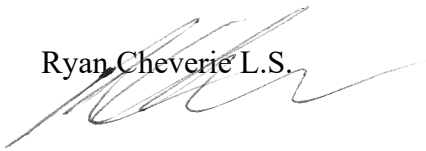
The home will be occupied by a single family, with an anticipated two to four residents. Daily vehicle traffic will consist of typical residential use, approximately two to four trips per day, accommodated by the required off-street parking.

The proposed use is compatible with the surrounding neighborhood, consistent with the residential character of Waterford, and conforms to the goals of the Town's most recent Plan of Preservation, Conservation, and Development by encouraging appropriate residential development while protecting natural resources. The proposed use will not adversely affect public health, safety, convenience, or property values.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Ryan Cheverie L.S.

A handwritten signature in black ink, appearing to read "Ryan Cheverie", with a long, sweeping horizontal line extending to the right.