

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: August 19, 2025

TITLE: Staff Report: Rear Lot Single Family
18 Cinderella Lane
Site Plan
Application PL-25-14

EXECUTIVE SUMMARY

The applicant proposes to construct a new single-family dwelling with a garage on a vacant parcel located at 18 Cinderella Lane. Cinderella Lane is a private right of way and the parcel qualifies as a rear lot in accordance with Section 1 Definitions (Lot, Rear) of the Town of Waterford Zoning Regulations. In accordance with Section 3.14 of the Zoning Regulations, rear lot development requires site plan approval from the Planning and Zoning Commission. The parcel contains 104,000 square feet of lot area and is located within the R-20 (Medium Density Residential) Zone District which requires a minimum lot area of 20,000 square feet. In accordance with Section 3.14.3, the minimum area for a rear lot is 1.25 times the minimum lot area for the zone district. In the R-20 District, the required minimum area for a rear lot is 25,000 square feet. The site plan submitted indicates that the proposed location of the dwelling on the parcel complies with the required setbacks of 20 feet from all property lines for a rear lot within the R-20 Zone District.

Approximately .26 acres of inland wetlands are present on the property. The Waterford Conservation Commission reviewed the site plan and issued permit #C-25-05 for regulated activities within the upland review area.

The dwelling will be serviced by an onsite septic system and private well.

BACKGROUND

Pertinent Regulations
CGS 8-3(g)

Section 3.14 – Land Development on Rear Lots

Section 4.1 – Medium Density Residential District (R-20)

Section 4.1.1 – One-family Dwellings

Section 22 – Site Plans

This application was received by the Commission on July 22, 2025.
Action on this application must be no later than September 25, 2025.

DISCUSSION

In order for the Commission to approve a site plan it must find that the plan is consistent with the Town of Waterford Zoning Regulations. The Commission must act on the plan initially submitted for review and can find that the site plan is either compliant with the Zoning Regulations or it may approve the plan with modifications that are required to be implemented prior to filing on the land records.

Section 3.14 of the Zoning Regulations governs the development of a rear lot. It states, in part *“In order to permit a reasonable degree of development on parcels of land which have access to a public street, but do not have frontage on such public street, wherein the sole discretion of the Commission, it is neither probable nor desirable that such land be subdivided as permitted by the Town’s Subdivision Regulations, this Section 3.14, Land Development on Rear Lots may apply. However, only those lots which were in existence on October 28, 1970 and continuously thereafter, and which conform to all provisions of this section, shall be granted approval to be developed under the provisions of this section. ”*

A zoning permit may be issued for a single family rear lot development only after the proposal has been approved by the Commission. The parcel does not have frontage on a public street yet has access rights along a private right of way that is described in the deed for the property volume 1877, page 813 which is included in the record. This parcel therefore qualifies as a rear lot in accordance with Section 3.14 of the Zoning Regulations. It has been in existence since prior to October 28, 1970. The parcel is a conforming lot in accordance with the standards and requirements as identified in Section 3.14 of the Zoning Regulations.

Cinderella Lane is a private right of way that serves eight rear lots. There are four additional parcels that have frontage on Old Norwich Road, however they obtain their access from Cinderella Lane. There is no Town utility infrastructure within Cinderella Lane and garbage pickup is provided by the Town in accordance with Town Ordinance 16.08.050(B). This ordinance lists Cinderella Lane among other private roadways that are eligible for municipal trash collection.

The required minimum setbacks for rear lots located within the R-20 Zone District is 20 feet from all property lines. The site plan submitted indicates that the proposed location of the single family house and attached garage on the property complies with the required setbacks for a rear lot development within the R-20 Zone District. Associated grading and limits of clearing, wetland delineation and installation of utilities are indicated on the site plan.

In accordance with Section 3.14.10 of the Zoning Regulations, a restricted deed covenant shall be filed on the Land Records, which stipulates that the Town shall not be required to plow, maintain, provide school bus service or garbage service to the rear lot. Since, by ordinance, the

Town provides garbage service on Cinderella Lane, the restricted covenant will not include the stipulation regarding garbage service. The final language will be reviewed by the Town Attorney as to form and substance prior to endorsement and filing of the final plans on the land records. This requirement is listed as a condition of approval and will be the responsibility of the applicant to file the restrictive covenant along with the final plans on the land records.

RECOMMENDED ACTION

Based on the information provided, staff recommends the Planning and Zoning Commission find that:

Findings:

1. The application is for a permitted use pursuant to Section 4.1.1 of the Waterford Zoning Regulations (One Family Dwelling).
2. The parcel is a Rear Lot as defined in the Waterford Zoning Regulations, Section 1-Definitions (Lot, Rear).
3. The application is for a single family development of a Rear Lot, which is subject to a Site Plan approval, pursuant to Section 3.14 of the Waterford Zoning Regulations.
4. The application meets the criteria for site plan approval for a rear lot development, pursuant to Section 3.14 of the Waterford Zoning Regulations, subject to condition 3.
5. The Waterford Conservation Commission issued Inland Wetland Permit# C-25-05 for regulated inland wetland activities.
6. The Waterford Conservation Commission issued a report of its action on application #C-25-05 in accordance with CGS 8.3(g).

and that the Commission approve the proposal with the following modifications and conditions:

1. All conditions of approval for Inland Wetland Permit #C-25-05 shall be incorporated into this decision as if fully set forth herein.
2. Recommendation by the Town Attorney relative to form and substance of the restricted deed covenant in accordance with Section 3.14.10 of the Zoning Regulations prior to endorsement of the final plans.
3. The restricted deed covenant referenced in Condition 2 shall be filed on the land records at the time of filing the final plans.

Proposed Motion

To approve with modifications and conditions, the Site Plan for the single family rear lot development application #PL-25-14 located at 18 Cinderella Lane, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 6 of the staff report dated August 19, 2025.



Return to:
Trebisacci Law Associates, LLC
398 Liberty Street
Pawcatuck, CT 06379

VOL: 1877 PG: 813
Inst: 00177616

QUITCLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that We, **LYMAN RUSSELL POND IV** and **CHRISTOPHER POND**, both of Quaker Hill in the Town of Waterford, County of New London and State of Connecticut, hereinafter called the Grantors, for consideration paid, grant to **HEATHER RANDAZZO** of Quaker Hill in the Town of Waterford, County of New London and State of Connecticut, hereinafter called the Grantee, with QUITCLAIM covenants all our right, title and interest in that property bounded and described as follows:

Beginning at the Northeast corner of the herein conveyed tract on the Southerly line of Cinderella Lane, at the junction of land now or formerly of Ida Tourjee; thence Southerly by and with a stone wall, bounded Easterly on said Tourjee land One Hundred Eighty (180) feet, more or less, to an old barway; thence Westerly, across said barway, and by and with a stonewall and a wire fence, bounded Southerly on said Tourjee land Six Hundred Ninety (690) feet, more or less, to a stone wall running North and South; thence Northerly, by and with said stone wall, bounded Westerly by said Tourjee land One Hundred Five (105) feet, more or less, to a corner of said stone wall; thence Westerly by and with said wall and a wire fence, bounded Southerly by said Tourjee land Ninety (90) feet, more or less, to the corner of a wire fence; thence Northerly, by and with said wire fence, bounded Westerly by said Tourjee land One Hundred Fifty (150) feet, more or less, to a corner of said wire fence, and land now or formerly of George Oram; thence Easterly, by and along said wire fence, and bounded Northerly by said Oram land, and by Cinderella Lane, Seven Hundred Thirty-four (734) feet, more or less, to the point and place of beginning.

Excepting therefrom that 100' x 125' parcel conveyed by deed recorded in Volume 102 at Page 146 of the Waterford Land Records.

Together with all easements, rights of way and rights to pass and repass from that property to the public highway now and formerly known as Norwich Road especially along that private road now and formerly known as Cinderella Lane. Reference also being made to the "right of way to the public highway" contained in that deed recorded in Volume 46, page 167 of the Waterford land records.

Being the same premises conveyed to the within grantors by deed recorded in Volume 1108, Page 176 of the Waterford Land Records.

The consideration for this conveyance is such that no Connecticut Real Estate Conveyance Taxes are required.

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of April,
2025.

NO CONVEYANCE TAX RECEIVED
DAVID L. CAMPO, CCTC
WATERFORD TOWN CLERK

Cheryl L. Pelcher
WITNESS TO BOTH-Cheryl L. Pelcher

Lyman Russell Pond IV
Lyman Russell Pond IV

Raymond T. Trebisacci
WITNESS TO BOTH-Raymond T. Trebisacci

Christopher Pond
Christopher Pond

STATE OF CONNECTICUT)
) ss. Pawcatuck
COUNTY OF NEW LONDON)

The foregoing instrument was acknowledged before me this 4th day of April,
2025, by Lyman Russell Pond IV and Christopher Pond.

Raymond T. Trebisacci
Raymond T. Trebisacci
Commissioner of Superior Court

RECEIVED FOR RECORD
Apr 16, 2025 02:42P
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT