



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: May 13, 2025

TITLE: Staff Report: PL-25-5
2 Lot Residential Resubdivision
O'Neill 150 Butlertown Road

EXECUTIVE SUMMARY

The project as proposed is for a 2-lot residential resubdivision located at 150 Butlertown Road. The property is located within the RU-120 (Rural Residential) Zone District. The gross area of the parcel is approximately 32.57 acres and contains inland wetlands. The parcel has approximately 632 linear feet of frontage along Butlertown Road, which is a Town accepted road. Both lots are configured as standard frontage lots. Lot B contains an existing single-family dwelling with an existing driveway accessing Butlertown Road. A single-family dwelling will be constructed on Lot A. In order to avoid any impacts to wetlands along the frontage of the parcel, the driveway access for Lot A will be shared from the existing driveway serving Lot B via an access and utility easement in favor of Lot A over Lot B. The existing dwelling on Lot B is served by an onsite septic system and well. Lot A will also be served by onsite septic and well. There are no public improvements proposed for this project.

While inland wetlands are located on the property, the Waterford Conservation Commission reviewed the proposal through Inland Wetland application #C-25-04 and determined that the proposed construction of the driveway and new residence on Lot A occurs outside of the 100-foot upland review area and did not involve any regulated inland wetland activity. The Conservation Commission determined that an inland wetland permit was not required. Report of the Conservation Commission has been submitted into the record as Exhibit 13.

The application was received by the Commission on April 22, 2025.
The Public Hearing was advertised in The Day on April 29, 2025 and May 6, 2025.
The date of Public Hearing was May 13, 2025.

BACKGROUND

Pertinent Regulations

CT General Statutes:

CGS 8-25 – Subdivision of Land

Zoning Regulations:

Section 3.34 – Lot Design Standards

Section 6 – Rural Residential District (RU-120)

Subdivision Regulations:

Section 3 – Subdivision Application Procedures

Section 4 – Final Plan Requirements

Section 5 – Design Requirements

DISCUSSION

The applicant proposes to resubdivide the existing parcel into two lots. The existing parcel was originally created through subdivision approval application #87-212 granted by the Planning and Zoning Commission on November 2, 1987. Subsequent to the initial approval, a property line adjustment between the existing parcel and the adjacent parcel at 134 Butlertown Road, was found to be consistent with the Town of Waterford Zoning Regulations and was approved through Zoning Compliance Permit Z-25-16 on March 20, 2025. Any further subdivision of 150 Butlertown Road, which is the subject of this application, qualifies as a resubdivision in accordance with CT General Statute 8-25 and as defined in the Town of Waterford Subdivision Regulations.

The parcel currently contains a single-family dwelling. Both parcels will utilize the existing driveway for access. An access and utility easement location is noted on the plans submitted (Exhibit 2) and a requirement to provide the proposed easement language for review is listed as a condition of approval.

Both lots are consistent with the design standards for lots in the RU-120 Zone District and the criteria within the Town of Waterford Subdivision Regulations and Section 3.34 (Lot Design Standards) of the Zoning Regulations.

RECOMMENDED ACTION

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

Findings:

1. The property is located entirely within the RU-120 (Rural Residential) Zone District
2. The division of the property constitutes a resubdivision in accordance with the definition of resubdivision within the Town of Waterford Subdivision Regulations and State Statute.
3. The proposed lots comply with the lot design standards of section 3.34 and 6 of the Town of Waterford Zoning Regulations as shown on the plan.

4. The Town of Waterford Conservation Commission reviewed the proposal as submitted through application #C-25-04 and determined that the proposed construction of the driveway and new residence on Lot A occurs outside of the 100-foot upland review area and does not involve any regulated inland wetland activity (Exhibit 13).

and that the Commission approve with conditions application PL-25-5 with the following conditions:

1. The Zoning Chart shall be updated so that the dimensions within the chart accurately reflect the dimensions as shown on the plans.
2. Access and utility easement language shall be submitted to the Planning Department and reviewed prior to filing the final plans on the land records.

Proposed Motion:

To approve with conditions Application PL-25-5, a 2-Lot residential resubdivision located at 150 Butlertown Road with conditions 1 and 2 and to adopt the findings 1 through 4 of the staff report dated May 13, 2025.