

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

AGENDA

Planning & Zoning Commission Remote Access Only

November 18, 2025
6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/85200083842?pwd=Ee8X81QZW7ZkagDQhbkQW3q8d6fBpv.1>

Meeting ID: 852 0008 3842

Passcode: 639059

One tap mobile

+13092053325,,85200083842#,,, *639059# US

+13126266799,,85200083842#,,, *639059# US (Chicago)

Join instructions

<https://us02web.zoom.us/join/85200083842/invitations?signature=eDGBGnHr90i1ZukS0LthuvssyGVyGOthuGW2tCgluqo>

Meeting Documents

https://www.waterfordct.org/AgendaCenter/Planning-Zoning-Commission-33/?#_11182025-2250

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 APPROVAL OF THE September 9, 2025 MEETING MINUTES

ITEM #3 APPLICATION RECEIPT

#PL-25-18 Request of Sharon Brown, owner & applicant for a two lot resubdivision for property located at 9 Josan Drive, R-40 zone, as shown on plans entitled "Brown CAM Resubdivison Revised Through August 14, 2025". A coastal site plan review is required in accordance with the Coastal Management Act.

PUBLIC HEARING MUST OPEN BY:

12/4/2025

APPLICATION WAS RECEIVED:

9/30/2025

#PL-25-19 Request of Mikhail Yevsyuk, Applicant and Esther Poe, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 2 Forest Street VR-7.5 Zone in accordance with Sections 6A.4.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Site Plan of 2 Forest Street, Waterford, Connecticut, Prepared for Mikhail Yevsyuk, October 9, 2025"
ACTION REQUIRED BY:

1/22/26

ITEM #4 PUBLIC HEARING

#PL-25-18 Request of Sharon Brown, owner & applicant for a two lot resubdivision for property located at 9 Josan Drive, R-40 zone, as shown on plans entitled "Brown CAM Resubdivison Revised Through August 14, 2025". A coastal site plan review is required in accordance with the Coastal Management Act.

PUBLIC HEARING MUST OPEN BY:

12/4/2025

RECEIVED FOR RECORD
WATERFORD, CT
NOV 13 1P 2:18
ATTEST: David E. Langlois
TOWN CLERK

#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 SEPTEMBER 9, 2025

ITEM #5 APPLICATION REVIEW

#PL-25-18 Request of Sharon Brown, owner & applicant for a two lot resubdivision for property located at 9 Josan Drive, R-40 zone, as shown on plans entitled "Brown CAM Resubdivison Revised Through August 14, 2025". A coastal site plan review is required in accordance with the Coastal Management Act.

PUBLIC HEARING MUST OPEN BY:

12/4/2025

#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.

ITEM #6 PRE-APPLICATION REVIEW

Pre-application review pursuant to CGS Section 7-159b and Section 22a.5 of the Waterford Zoning Regulations of a potential application for a proposed subdivision and PDD development at 53 Great Neck Road.

ITEM #7 ADMINISTRATIVE REVIEW

Draft 2024/2025 Planning and Zoning Annual Report
Draft 2026 Meeting Schedule
Draft FY 2027 Budget

ITEM #8 CORRESPONDENCE

ITEM #9 COMMISSION BUSINESS

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

ITEM #10 ADJOURNMENT


Katrina Kotfer
Recording Secretary