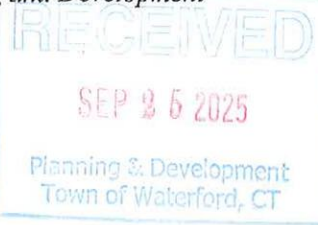




Town of Waterford

Department of Planning and Development

www.waterfordct.org



Office Use Only

Date Submitted: 9/25/25

Processed By: KH

App. No.: PL-25-18

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: One-Family Dwellings Section: 5.1.1

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: Brown Resubdivision If subdivision how many lots?: 2

If applicable, are roadways proposed to be private, public or both:

☐ Private ☐ Public ☐ Both⁴

Parcel 1

Map/Block/Lot: 102 / 3691 / _____

Street No. & Name: 9 Josan Drive

Size SF/AC: 199,343 s.f. / 4.576 acs.

Zoning District(s): R-40

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: Sharon Brown **Applicant's Authority to File Application⁵**
Title: _____ ☒ Legal Owner of Record
Company: _____ ☐ Power of Attorney
Address: 10 Josan Drive ☐ Contract to Purchase
City/State: Waterford CT ☐ Other _____
Zip Code: 06385
Telephone: _____ Fax: _____ Email: _____

3. Agent Information; if applicable

Name: Brian D. Florek, LS CFS **Specify Nature of Agent**
Title: Managing Member ☐ Attorney
Company: Florek Surveying LLC ☐ Civil Engineer
Address: 239 Shore Road ☒ Land Surveyor
City/State: Waterford CT ☐ Design Professional; _____
Zip Code: 06385 ☐ Other: _____
Bar/License/Reg. No.: 70135 NCFS-026
Telephone: 8602716006 Fax: _____ Email: bfflorek@floreksurveyingllc.com

4. Property Owner(s) and Parcel(s) InformationIs 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: <u>Sharon Brown</u>	Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Address: <u>10 Josan Drive</u>	Address: _____
City/State: <u>Waterford</u> <u>CT</u>	City/State: _____
Zip Code: <u>06385</u>	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	21,276 s.f. / 0.49 acs. 10.6%
☐	☒	b. Are tidal wetlands present on site? Total SF/AC	/ /
☐	☒	c. Are their known or suspected vernal pools on the property?	
☐	☒	d. CT DEEP NDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 1/2 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: <u>Zone AE 12 and Other; no construction will take place in these locations. See sheet 3</u>	
☐	☒	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: Town of Water Sewer Easement
- ☐ ☒ 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

July 11

Waterford Conservation Commission

Inland Wetlands Permit.

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): <u>R-40</u>		
Item	Required	Proposed
Minimum Lot Size	40,000 s.f.	58,446 s.f. / 140,897 s.f.
Frontage	100 ft.	58.06 ft * / 100 ft.
Front Yard	50 ft.	200 ft. / 280 ft.
Side Yard	25 ft.	81 ft. / 50 ft.
Rear Yard	50 ft.	57 ft. / 51 ft.
Building Line	As-Shown	As-Shown
Building Coverage	25%	4% / 2%
Parking ⁶		
Landscaping		
Impermeable Coverage	2 Lot Coverage:	17,328 s.f. or 0.40 acres

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: Land Surveyor Telephone: 860.271.6006
Name: Brian D. Florek, LS CFS Fax: _____
Company: Florek Surveying LLC Email: bflorek@floreksurveyingllc.com
License(s)/ Accreditation No(s): LS 70,135 CFS NCFS-026

Discipline: Professional Engineer Telephone: 860.966.5528
Name: David Cooley, PE Fax: _____
Company: Cooley Engineering Services Email: dlcengineeringservicesllc@gmail.com
Licenses and/or Accreditation No(s): PE 24,892 _____

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
Licenses and/or Accreditation No(s): _____

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
Licenses and/or Accreditation No(s): _____

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
Licenses and/or 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

Brown Resubdivision Sheets 1-4

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

Sharon Brown

Applicant

Brian Florsik

Agent

Sharon Brown

Land Owner

Printed Name

Sharon Brown

Brian Florsik

Sharon Brown

Date

3/3/2025

3/3/25

3/3/2025

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

Sharon Brown

Sharon Brown

3/3/2025

Applicant

Sharon Brown

Sharon Brown

3/3/25

Agent

Sharon Brown

Sharon Brown

3/3/2025

Land Owner

Land Owner



Town of Waterford

Building, Conservation, Planning and Zoning

www.waterfordct.org



Office Use Only

Date Submitted: 9/25/25

Processed By: KK

App. No.: PL-25-18

Rev: 07/24/14

PZC Form 2:

Application for Coastal Area Management Site Plan Permit

Property Address: 9 Josan Drive

1. General

- This form must be submitted in conjunction with *PZC Form 1: Planning and Zoning Application* or, in the case of minor activities and if permitted by the Zoning Enforcement Officer, *Zoning Compliance Permit*.
- This form does not supersede or take the place of any state or federal permits. The applicant shall consult with the necessary agencies to review the possibility of additional permits, including general or individual permits that may be required for specific activities.

2. Authority

Consistent with Connecticut General Statutes, Chapter 444, Secs. 22a-90 to 22a-113j, Waterford's Planning and Zoning Commission, acting in the capacity of the Town's Zoning Commission, regulates certain activities upon properties which lie completely or partially within the coastal area as defined by CGS §22a-94(b). Specifically, the Commission's is authorized, cited in part, by the following:

Sec. 22a-105. Coastal site plan reviews. (a) Coastal municipalities shall undertake coastal site plan reviews in accordance with the requirements of this chapter.

(b) The following site plans, plans and applications for activities or projects to be located fully or partially within the coastal boundary and landward of the mean high water mark shall be defined as "coastal site plans" and shall be subject to the requirements of this chapter: (1) Site plans submitted to a zoning commission in accordance with section 22a-109; (2) plans submitted to a planning commission for subdivision or resubdivision in accordance with section 8-25 or with any special act; (3) applications for a special exception or special permit submitted to a planning commission, zoning commission or zoning board of appeals in accordance with section 8-2 or with any special act; (4) applications for a variance submitted to a zoning board of appeals in accordance with subdivision (3) of section 8-6 or with any special act, and (5) a referral of a proposed municipal project to a planning commission in accordance with section 8-24 or with any special act.

3. Coastal Resources and Policies

- a. By placing a check mark in the appropriate box(es), identify the coastal resources and their policies for each that is located on and adjacent to the property or that may be influenced by the activities associated with the application.
 Note: A resources may be located on site, adjacent and be off-site but influenced by the activities. Refer to CGS §22a-92(a) for General Coastal Resource Policy, CGS§221-92(b)(2) and CGS §22a-93(7) for definitions of each corresponding policy's coastal resource.

Coastal Resource	On-site	Adjacent	Off-site but within Influence
General Coastal Resources			
Beaches and Dunes			
Bluffs & Escarpments			
Coastal Hazard Area			
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters			
Development Shorefront			
Freshwater Wetlands and Watercourses	X		
Intertidal Flats			
Islands			
Rocky Shorefront			
Shellfish Concentration Area			
Shorelands			
Coastal Hazard Area ID Type (i.e. VE, A, etc.)		NA	NA
Base Flood Elevation		NA	NA
Tidal Wetlands			

- b. Consistency with Coastal Resources and Policies.

Attached a typed and briefly statement of how the resources checked are consistent or inconsistent with coastal resource policies.

4. Coastal Use and Activities Policies and Standards

- a. Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- | | |
|---|--|
| ☒ General Development | ☒ Sewer and Water Lines |
| ☐ Water-Dependent Uses | ☐ Energy Facilities |
| ☐ Ports and Harbors | ☐ Fuel, Chemicals and Hazardous Materials |
| ☐ Coastal Structures and Filling | ☐ Transportation |
| ☐ Dredging and Navigation | ☐ Solid Waste |
| ☐ Boating | ☐ Dams, Dikes and Reservoirs |
| ☐ Fisheries | ☐ Cultural Resources |
| ☐ Coastal Recreation and Access | ☐ Open Space and Agricultural Lands |

- b. Consistency With Applicable Coastal Use Policies And Standards

Attach an explanation of how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. For projects proposed at waterfront sites (including those with tidal wetlands frontage), particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below:

5. Mitigation of Adverse Impacts and Overall Consistency *(all applications)*

Attach a summary addressing each of the following:

- a. Describe the methods proposed to mitigate any adverse impacts.
- b. Explain why adverse impacts are not being mitigated, if applicable.
- c. Summarize why the project as proposed is consistent with the Connecticut Coastal Management Act

c. Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects. Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

<u>Potential Adverse Impacts on Coastal Resources</u>	<u>Applicable</u>	<u>Not Applicable</u>	<u>Mitigation Proposed</u>
i. Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions	☐	☒	☐
ii. Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	☐	☒	☐
iii. Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours	☐	☒	☐
iv. Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff	☐	☒	☐
v. Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction	☐	☒	☐
vi. Degrading visual quality through significant alteration of the natural features of vistas and view points	☐	☒	☐
vii. Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity	☐	☒	☐
viii. Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat	☐	☒	☐

6. Potential Adverse Impacts on Water-dependent Uses (for project or activity is proposed at a waterfront site)

- a. Identification of existing and/or proposed Water-dependent Uses: Attach a description of the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):
- b. Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

<i>Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities</i>	<i>Applicable</i>	<i>Not Applicable</i>	<i>Mitigation Proposed</i>
i. Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use	☐	☒	☐
ii. Replacing an existing water-dependent use with a non-water dependent use	☐	☒	☐
iii. Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters	☐	☒	☐

7. 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.

Signature

Sharon Brown

Applicant

Sharon Brown of CGS

Agent

Sharon Brown

Land Owner

Printed Name

Sharon Brown

Brian Finkel

Sharon Brown

Date

3/3/2025

3/3/25

3/3/2025

Land Owner

Florek Surveying, LLC
239 Shore Road
Waterford, CT 06385
(860) 271-6006
bflorek@FlorekSurveyingLLC.com



September 24, 2025

Planning & Zoning Commission
15 Rope Ferry Road
Waterford, CT 06385



RE: Brown Re-Subdivision – 9 Josan Drive

Dear Members of the Commission,

On behalf of Sharon Brown, please find enclosed the supporting documentation for the proposed re-subdivision of 9 Josan Drive into two residential building lots. The submission package includes:

- Statement of Use
- Consistency with the Plan of Preservation, Conservation and Development (POCD)
- Statement of Design Compatibility

The proposed lots will be served by **municipal sewer, municipal water, and underground utilities**, and the project has received prior **Conservation Commission approval (C-24-06)**. We believe this application is consistent with the Town's regulations and the character of the surrounding neighborhood.

Please accept this package for review at your next regularly scheduled meeting. Should you require any additional information or revisions, do not hesitate to contact me.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Brian D. Florek LS CFS".

Brian D. Florek, LS, CFS
Managing Member
Florek Surveying, LLC

Florek Surveying, LLC
239 Shore Road
Waterford, CT 06385
(860) 271-6006
bflorek@FlorekSurveyingLLC.com



September 24, 2025

Planning & Zoning Commission
15 Rope Ferry Road
Waterford, CT 06385

RE: Brown Re-Subdivision

Consistency with Adopted Plan of Preservation, Conservation and Development:

Sharon Brown proposes the creation of **two (2) residential building lots** at 9 Josan Drive. Both lots will be serviced by **municipal sewer, municipal water, and underground electric/communications utilities**. Josan Drive is a traditional residential subdivision, and the construction of two homes will fit the character of the neighborhood.

This re-subdivision represents a **low-impact use of vacant land** within an existing residential area. The proposed impervious areas associated with the two homes will not increase water flow due to design measures including **rain gardens, check dams, and channeled slopes** along the proposed driveway.

Sincerely,

A handwritten signature in cursive script that reads "Brian D. Florek LS CFS".

Brian D. Florek, LS, CFS
Managing Member
Florek Surveying, LLC

Florek Surveying, LLC
239 Shore Road
Waterford, CT 06385
(860) 271-6006
bflorek@FlorekSurveyingLLC.com



September 24, 2025

Planning & Zoning Commission
15 Rope Ferry Road
Waterford, CT 06385

RE: Brown Re-Subdivision

Statement of Use:

Sharon Brown proposes the creation of **two (2) residential building lots** at 9 Josan Drive. Both lots will be serviced by **municipal sewer, municipal water, and underground electric/communications utilities.**

9 Josan Drive received **Conservation Commission approval (C-24-06) on July 11, 2024.** A small area of wetlands exists near the driveway entrance, created by construction of the Josan Drive cul-de-sac. This area will be **protected by the placement of boulders and signage.**

The subject property includes **floodplain areas** at the southwestern corner. No construction is proposed in this area, and it will remain protected under Conservation Approval C-24-06.

This re-subdivision will require a **waiver of the Flag Lot Regulations (Section 5.3.8).** Lot 1 has 58.08 feet of frontage, less than the required 100 feet. The characteristics of Josan Drive will not be impaired by granting this waiver, as there are no other flag lots on the street. As a re-subdivision, the waiver remains consistent with the regulation that no more than 20% of the lots shall be flag lots.

Sincerely,

A handwritten signature in cursive script that reads "Brian D. Florek LS CFS".

Brian D. Florek, LS, CFS
Managing Member
Florek Surveying, LLC

Florek Surveying, LLC
239 Shore Road
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bflorek@FlorekSurveyingLLC.com



September 24, 2025

Planning & Zoning Commission
15 Rope Ferry Road
Waterford, CT 06385

RE: Brown Re-Subdivision

Statement of Design Compatibility:

Sharon Brown proposes the creation of **two (2) residential building lots** at 9 Josan Drive. Both lots will be serviced by **municipal sewer, municipal water, and underground electric/communications utilities**. Josan Drive is a traditional residential subdivision, and the construction of two homes will fit the character of the neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Brian D. Florek LS CFS".

Brian D. Florek, LS, CFS
Managing Member
Florek Surveying, LLC