

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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AGENDA

Planning & Zoning Commission Remote Access Only

September 9, 2025
6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/86372681194?pwd=8wCjfCI22jcYfEaKhOJC9uyCu5DWMG.1>

Meeting ID: 863 7268 1194

Passcode: 830741

One tap mobile

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Join instructions

https://us02web.zoom.us/meetings/86372681194/invitations?signature=P_TOkeC80u5p5AM9hb5gxOHcL7wpnyOd9TtQV8ttQag

Meeting Documents

https://www.waterfordct.org/AgendaCenter/Planning-Zoning-Commission-33/?#_09092025-2186

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 APPROVAL OF THE August 19, 2025 MEETING MINUTES

ITEM #3 APPLICATION RECEIPT

ITEM #4 PUBLIC HEARING

#PL-25-16 Request of Williams Memorial Institute, owner, for a Site Plan/Special Permit review and approval for Tennis and Pickleball courts on property located at 122 Bloomingdale Road, R-40 Zone in accordance with Sections 5.1.4, 5.2.1, 22 and 23 of the Zoning Regulations and as shown on plans entitled "Athletic Complex Tennis and Pickleball Courts, 122 Bloomingdale Road, Waterford Connecticut, June 2025"

PUBLIC HEARING MUST OPEN BY:

10/9/2025

#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.

CONTINUATION OF PUBLIC HEARING FROM AUGUST 19, 2025

ITEM #5 APPLICATION REVIEW

#PL-25-16 Request of Williams Memorial Institute, owner, for a Site Plan/Special Permit review and approval for Tennis and Pickleball courts on property located at 122 Bloomingdale Road, R-40 Zone in accordance with Sections 5.1.4, 5.2.1, 22 and 23 of the Zoning Regulations and as shown on plans

entitled "Athletic Complex Tennis and Pickleball Courts, 122 Bloomingdale Road, Waterford Connecticut, June 2025"

PUBLIC HEARING MUST OPEN BY: 10/9/2025

#PL-25-17 – Request of FC Real Estate, LLC, owner & River Valley Periodontics, applicant for a modified site plan for parking lot modifications at 742 Broad Street Ext, NB zone, in accordance with Sections 7.7 and 22 of the Zoning Regulations and as shown on plans entitled "Modification to Site Plan, Land of FC Real Estate, LLC, 742 Broad Street Ext – Route 85, Waterford, CT, Site Development Plans, Parking Lot Expansion", Revised June 20, 2025

ACTION REQUIRED BY: 10/23/2025

#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 ADMINISTRATIVE REVIEW

ITEM #7 CORRESPONDENCE

ITEM #8 COMMISSION BUSINESS

A. Review of past months' and ongoing projects

B. Upcoming projects

ITEM #9 ADJOURNMENT


Katrina Kotfer

Recording Secretary