



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planning Director

DATE: April 7, 2026

TITLE: Staff Report: Congregation Beth El
33 Kenyon Road
Modified Site Plan
Application PL-26-8

EXECUTIVE SUMMARY

The project as proposed is to construct a one story 3,720 sq ft synagogue with associated parking, utilities and storm water drainage infrastructure. The site is currently a vacant parcel of 2.6 acres which previously had a single family house. The single family home was demolished in November of 2020. The site is located within the Medium Density Residential (R-20) Zone District and in accordance with Section 4.1.3, places of worship are permitted subject to the approval of a site plan. The access to the site will be from Kenyon Road utilizing a single curb cut. Site improvements to the property will also include onsite surface stormwater drainage, utilities and landscaping.

The Planning and Zoning Commission previously granted site plan approval PL-24-4 for a synagogue on this site on February 27, 2024. The applicant for the previous approval is the same applicant for this pending application.

Modifications to the previous approval include the building design, parking design, landscaping as well as the location of all infrastructure and stormwater improvements.

BACKGROUND

Pertinent Regulations
CGS 8-3(g)

Section 4 – Medium Density Residential (R-20)

Section 4.1.3 – Public libraries, public schools, and **places of worship**, subject to the approval of a site plan under provisions of Section 22 of these regulations.

Section 22 – Site Plans

Section 22b – Design Review of Site and Building Requirements

This application was received by the Commission on March 24, 2026.
Action on this application must be no later than May 28, 2026.

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 on the plan prior to filing on the land records.

The property contains approximately .21 acres of wetlands with approximately 470 square feet of wetlands altered. Grading and construction activity occurs within 1.1 acres of the upland review area. As a result, an application for Inland Wetland Permit #C-25-15 was submitted to the Waterford Conservation Commission. Inland Wetland Permit #C-25-15 was approved by the Conservation Commission to conduct authorized regulated activities associated with driveway and parking area construction, construction of a stormwater treatment basin and discharge of treated stormwater runoff to inland wetlands and watercourses. In accordance with CGS §8-3(g) a report of the Conservation Commission action was submitted into the record.

The applicant submitted a Stormwater Drainage Report into the record. The report provided an analysis of existing site drainage conditions and analyzed the proposed stormwater drainage system design to mitigate adverse impacts from the development of the project as proposed. The proposed grading on the site is designed to direct surface stormwater flow to the stormwater infiltration basin. The basin has been designed to temporarily store 100% of the water quality volume generated on the site. It is designed to allow for the infiltration of stormwater into the underlying subsoils. The proposed stormwater mitigation is designed to meet the criteria of the Connecticut 2004 Stormwater Quality Manual.

Parking has been provided on the plan in accordance with Section 20 of the Zoning Regulations. Additional overflow parking, to accommodate periodic increases in parking demand on certain holidays is provided by a pervious gravel surface area opposite the stormwater basin.

RECOMMENDED ACTION

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

Findings:

1. The application is for a use subject to a Site Plan approval, pursuant to Section 4.1.3 of the Waterford Zoning Regulations.
2. The application is a modification of a previously approved site plan PL-24-4 granted on February 27, 2024 by the Planning and Zoning Commission
3. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to modifications listed.
4. The Waterford Conservation Commission issued Inland Wetland Permit# C-25-15 for regulated inland wetland activities.
5. The Waterford Conservation Commission issued a report of its action on application #C-25-15 in accordance with CGS §8.3(g).
6. This application has been reviewed by the Town of Waterford Design Review Board in accordance with Section 22b of the Waterford Zoning Regulations and which Board submits a positive report to the Planning and Zoning Commission.

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

1. The trash enclosure shall provide for complete visual screening. A detail for the screening shall be shown on the final plans prior to filing on the land records.
2. The material type and proposed diameter of the water and sewer utilities shall be shown on the plans prior to filing on the land records.
3. All conditions of approval for Inland Wetland Permit #C-25-15 shall be incorporated into this decision as if fully set forth herein.

Proposed Motion

To approve with modifications and conditions, the Modified Site Plan for Congregation Beth El application #PL-26-8 at 33 Kenyon Road, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 6 of the staff report dated April 7, 2026.