

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553

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WATERFORD, CT

2026 MAR -5 1 A 9:10

ATTEST: *David L. Conner*
TOWN CLERK

AGENDA

Planning & Zoning Commission
Town Hall
Meeting Documents

March 10, 2026
6:30 p.m.

<https://www.waterfordct.org/AgendaCenter/Planning-Zoning-Commission-33/?# 03102026-2357>

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM#2 PLEDGE OF ALLEGIANCE

ITEM #2 APPROVAL OF THE February 10, 2026 MEETING MINUTES

ITEM #3 APPLICATION RECEIPT

#PL-26-6 Request of JGW Holding, LLC, Applicant and Barth-Colburn Realty Company, Owner for a modified site plan review and approval for a Roadside Assistance Contractor as a Business Office on property located at 17 Industrial Drive, I-G Zone in accordance with Sections 11.1.3, 11.1.10 and 22 of the Zoning Regulations and as shown on plans entitled "Site Plan/Design Review Prepared for Elite Auto Services, 17 Industrial Drive, Map 50 Lot 3559, Waterford, Connecticut, last revision 2/20/2026"

APPLICATION WAS RECEIVED

2/24/2026

ACTION REQUIRED BY:

4/30/2026

ITEM #4 PUBLIC HEARING

#PL-26-4 Request of James Waldron, Applicant and John P. Casey, Esq., Agent for Site Plan and Special Permit. approval for Crystal Mall Adaptive Reuse for property located at 850 Hartford Turnpike, C-R Zone, in accordance with sections 9.1.3, 9.1.13, 22 and 23 of the Zoning Regulations and as shown on plans entitled "General Dynamics, Electric Boat, Crystal Mall Adaptive Reuse 850 Hartford Turnpike, Waterford, CT 06385 Last revised January 26, 2026".

PUBLIC HEARING REQUIRED BY:

4/2/2026

#PL-26-5 Request of Mathon Fund I, Liquidating Trust, owner and applicant to change the Zone for a 188 acre parcel, property located at 140 Waterford Parkway South. From 1P-1 (General Industrial Park) to I-MF (Industrial – Multi Family) in accordance with Section 28 of the Zoning Regulations and shown on plans entitled "Request for Zone change Industrial Multi-Family District (I-MF) prepared for Mathon Fund I, Liquidating Trustee, owner/applicant, Proposed Zone change plan"

PUBLIC HEARING REQUIRED BY:

4/16/2026

ITEM #5 APPLICATION REVIEW

#PL-26-2 Request of George Secchiaroli, Applicant and Maryse Callard, Trustee, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 4 Ridgewood Avenue VR-7.5 Zone in accordance with Sections 6A.4.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Zoning Compliance Survey, Property of Maryse Callard, Trustee For

Property located at, 4 Ridgewood Avenue Town of Waterford – County of New London – Connecticut, April 21, 2023”

ACTION REQUIRED BY:

4/2/2026

#PL-26-3 Request of Larry Cohen, Applicant and WS Asset Management owner for site plan approval for Restaurant Depot for property located at 161 Waterford Parkway North, C-R Zone, in accordance with sections 9.1.2 and 22 of the Zoning Regulations and as shown on plans Entitled "Site Development Plans for Proposed Restaurant Depot, 161 Waterford Pkwy North, New London County, Waterford, CT Map & Lot: 105-8981 Last revised December 10, 2025”.

ACTION REQUIRED BY:

4/2/2026

#PL-26-4 Request of James Waldron, Applicant and John P. Casey, Esq., Agent for Site Plan and Special Permit. approval for Crystal Mall Adaptive Reuse for property located at 850 Hartford Turnpike, C-R Zone, in accordance with sections 9.1.3, 9.1.13, 22 and 23 of the Zoning Regulations and as shown on plans entitled "General Dynamics, Electric Boat, Crystal Mall Adaptive Reuse 850 Hartford Turnpike, Waterford, CT 06385 Last revised January 26, 2026”.

PUBLIC HEARING REQUIRED BY:

4/2/2026

#PL-26-5 Request of Mathon Fund I, Liquidating Trust, owner and applicant to change the Zone for a 188 acre parcel, property located at 140 Waterford Parkway South. From 1P-1 (General Industrial Park) to I-MF (Industrial – Multi Family) in accordance with Section 28 of the Zoning Regulations and shown on plans entitled “Request for Zone change Industrial Multi-Family District (I-MF) prepared for Mathon Fund I, Liquidating Trustee, owner/applicant, Proposed Zone change plan”

PUBLIC HEARING REQUIRED BY:

4/16/2026

ITEM #6 ADMINISTRATIVE REVIEW

ITEM #7 CORRESPONDENCE

Ethics Commission Advisory Opinion Notice dated January 7, 2026

ITEM #8 COMMISSION BUSINESS

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

ITEM #9 ADJOURNMENT


Lisa Stearns

Recording Secretary