

Planning and Zoning Commission
February 11, 2026
55 FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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TOWN CLERK

PLANNING AND ZONING COMMISSION MEETING MINUTES

Remote Access Only

February 10, 2026
6:30 PM

Members Present: Chairman Greg Massad, Karen Barnett, and Timothy Conderino
Members Absent: Tim Bleasdale and Victor Ebersole, Jr.
Alternates Present: Michael Elbaum and Doris Crum
Alternates Absent: Joseph DiBuono
Staff Present: Mark Wujtecwicz, Planning Director, Lisa Stearns, Recording Secretary and Katrina Kotfer, Office Coordinator

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:32 PM. Michael Elbaum was seated for Tim Bleasdale and Doris Crum was seated for Victor Ebersole, Jr.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by M. Elbaum, to approve the January 13, 2026 meeting minutes.

VOTE: 3-0-2(G. Massad and D. Crum abstained)

3. APPLICATION RECEIPT

#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"

APPLICATION WAS RECEIVED

1/27/2026

ACTION REQUIRED BY:

4/2/2026

M. Wujtecwicz noted this application was received on January 27, 2026 and will be heard at a later date.

#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".

APPLICATION WAS RECEIVED

1/27/2026

ACTION REQUIRED BY:

4/2/2026

M. Wujtecwicz noted this application was received on January 27, 2026 and will be heard at a later date.

#PL-26-4 Request of James Waldron, Applicant and John P. Casey, Esq., Agent for site plan 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 and 22 of the Zoning Regulations and as shown on plans entitled "General Dynamics, Electric Boat, Crystal Mall Adaptive Reuse Plans for Proposed, 850 Hartford Turnpike, Waterford, CT 06385 Last revised January 26, 2026".

APPLICATION WAS RECEIVED

1/27/2026

PUBLIC HEARING REQUIRED BY:

4/2/2026

M. Wujtecicz noted this application was received on January 27, 2026 and will be heard at a later date.

#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"

APPLICATION WAS RECEIVED

2/10/2026

PUBLIC HEARING MUST OPEN BY:

4/16/2026

M. Wujtecicz noted this application was received after the agenda was posted but within the statutory time frame. The application will be scheduled for review at a future date.

4. APPLICATION REVIEW

#PL-25-22 Request of Paul Daversa, owner & applicant for site plan approval for a Pickle Ball Court & Clubhouse with Banquet Hall use for property located at 358-360 Mago Point Way, MPD zone, in accordance with sections 14a.3 (7) and 22 of the Zoning Regulations and as shown on plans entitled "Site Development Plans, New Pickle Ball Court & Clubhouse with Banquet Hall Use, 358-360 Mago Point Way, Waterford, CT 06385. Prepared for Mago Way Realty, LLC. dated February 6, 2023. Last revised December 2, 2025".

ACTION REQUIRED BY:

3/19/2026

Paul and Barbara Daversa owners of 358-360 Mago Point Way were present and Lacy Donovan was also present

Attorney William R Sweeney gave a presentation of the proposed Banquet Hall and Pickle Ball Court project at 358-360 Mago Point Way. No improvements to the building are proposed. No site work is proposed. Purpose of the site plan is to add a banquet hall use to the existing pickle ball club approved use.

K. Barnett asked what time of day the events might be and what type of events, will the events occur only indoors or outdoors as well, and she raised concerns as to how loud the music will be. Will there be enough parking for the size of events? Atty Sweeney responded that the timing of the events will be early afternoon to approximately 10pm. He stated that this is based on accepted industry standards. They are proposing small events such as weddings, birthdays and small gatherings and that they will be catered. All events will be based inside, however there are outside elements on the property such as patio seating and gardens that will provide outdoor gathering for an event. The pickle ball courts are strictly for pickle ball and will not be used as

additional space for event participants. Music will be only inside the banquet hall and due to the size of the space there won't be a stage or large band setup. The space is designed for more of intimate gatherings. The occupancy capacity of the building is 77 which includes any employees and support staff for the event.

T. Conderino asked how the parking for the events will be supported. Atty Sweeney stated that while the existing parking onsite is compliant with the Zoning Regulations, from a practical standpoint, the parking plan submitted with the site plan that identifies additional parking at other locations under the ownership and control of the owner. M. Wujtewicz stated that the additional parking locations identified in the site plan and their shared use are also consistent with the zoning regulations relative to parking within the Mago Point District.

M. Wujtewicz reviewed the staff report with the Commission.

MOTION: Motion made by T. Conderino and seconded by K. Barnett to approve with modifications the site plan for Private Clubhouse/Banquet Hall Use application #PL-25-22 at 358 & 360 Mago Point Way with conditions 1 thru 3 and adopt the findings 1 thru 5 of the staff report dated February 10, 2026.

VOTE: 5-0

#PL-26-1 Request of C and R Investments Inc., owner and applicant, for a modified site plan review and approval for a Business office with a One family dwelling on property located at 376 Boston Post Road, C-G Zone in accordance with Sections 8.1.1, 8.1.3 and 22 of the Zoning proposed regulations and as shown on plans entitled "Improvement Location Survey, Property of C and R Investments, INC., For property located at 376 Boston Post Road (US Route 1)"

ACTION REQUIRED BY:

3/19/2026

James Bernardo, LS gave a presentation to the Planning and Zoning Commission for the proposed business office and one family dwelling located at 376 Boston Post Road. The project as proposed is to modify a previously approved site plan (PZ2010-018) to accommodate a change in the approved use from a mixed use facility with retail, professional office and a one family residential use to a business office use with a one family residential.

J. Bernardo reviewed the site plan with the Commission. He stated that the owner operates a residential construction company which qualifies as a business office as defined in the Zoning Regulations. That it is the owners desire to also add a one family dwelling use on the second floor of the building which was included in the previous site plan approval.

J. Bernardo stated that the building and the site were partially constructed and that a final certificate of zoning compliance nor a certificate of occupancy has been issued. It is the owner's intent to complete all improvements in order to bring the site into conformance with the proposed site plan and building code. He stated that the business hours of operation will be Monday-Friday 8am to 4:30pm. There may be an occasional Saturday for office staff only to come in. Fedus Engineering, LLC provided a report on the existing storm water drainage system. The parking lot will be improved to utilize the maximum use of this area.

M. Wujtewicz reviewed the staff report with the Commission and requested that an additional condition be added that there will be no outside storage of materials and equipment on the property as stated in the applicants presentation.

The Commission discussed the proposed amendment to the conditions.

MOTION: Motion made by D. Crum seconded by M. Elbaum to approve with conditions Planning and Zoning Site Plan Application #PL-26-1 for a Business Office and One Family Dwelling located at 376 Boston Post Road with conditions 1 and 2 and to add as condition 3 that there will be no outside storage of materials and equipment on the property and to adopt the findings 1 thru 4 of the staff report dated February 10, 2026.

VOTE: 5-0

#PL-25-21 Application of the Waterford Planning & Zoning Commission to amend the Zoning Regulations: Section 1 Definitions by adding "Farm Promotional Events" and "Farm Catering Events", Sections 3.41, 3.41.1, 3.41.2(b), 3.41.2(c), 3.41.2(f), 3.41.2(n), 3.41.3 and 6.1.2 as they pertain to the Purpose, General Provisions and Submission Requirements applicable to Agri-Tourism.

PUBLIC HEARING CLOSED:

1/13/2026

G. Massad stated that he had reviewed the public hearing recording from the last meeting and that he is prepared to discuss and act on this application. D. Crum also stated that she had reviewed the record and is prepared to discuss and act on this application.

K. Barnett felt that the Commission should consider the impacts from removing limitations from the Agri-Tourism regulations and that music needs to stay inside the event hall when in a residential area.

M. Wujtewicz confirmed that the existing regulations require that music occur within the structure and comply with Town of Waterford noise ordinances and that the proposed amendments do not include changes to that section of the regulations. G. Massad referred to Section 3.41.2(j) of the Zoning Regulations.

T. Conderino stated that the regulations currently require a minimum of 20 acres for a property to qualify for a special permit to conduct Agri-Tourism activities and felt that the number of properties eligible is minimal. That the minimum acreage required is not proposed to be changed

M. Wujtewicz reviewed the staff report with the Commission. He noted that the date of the staff report was updated to February 10, 2026 and the effective date was updated to March 10, 2026.

The Commission discussed the following findings:

1. Application PL-25-21 meets the requirements of Section 28 of the Waterford Zoning Regulations.

2. Application PL-25-21 meets the requirements of Connecticut General Statutes Chapter 124 §8-3 governing changes of zoning regulations and districts.
3. The proposed regulation amendments are consistent with the Plan in meeting the stated goals of the Sustainability/Resiliency Chapter (Pg. 40).
4. The proposed regulation amendments further encourage additional means to continue to support local farmers and farming by allowing Agr-tourism defined activities to operate as an accessory use to a farm and farming operation without being subject to the requirements of a Special Permit and Site Plan review (Pg. 42).

MOTION: Motion made by T. Conderino and seconded by D. Crum to approve application #PL-25-21 to amend Zoning Regulations Sections 1 – Definitions, 3.41, 3.41.1, 3.41.2(b, c, f and n), 3.41.3 and 6.1.2 and adopt the findings 1 thru 4 of the Staff Report with a revised date of February 10, 2026 and with an effective date of March 10, 2026.

VOTE: 4-1 (K.Barnett)

5. ADMINISTRATIVE REVIEW

No discussion occurred.

6. CORRESPONDENCE

No discussion occurred.

7. COMMISSION BUSINESS

M. Wujtewicz reviewed with Commission the status of current and upcoming projects throughout the town.

8. ADJOURNMENT

MOTION: Motion made by K. Barnett, seconded by M. Elbaum to adjourn at 7:32 pm.

VOTE: 5-0

Respectfully Submitted,



Lisa Stearns

Recording Secretary