



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planning Director

DATE: March 10, 2026

TITLE: Staff Report: Restaurant Depot
Retail
161 Waterford Pkwy N.
Site Plan
Application PL-26-3

EXECUTIVE SUMMARY

The project as proposed is to construct an approximately 45,447 square foot retail building on an existing site and building pad which was previously approved by the Planning and Zoning Commission ("Commission") on April 10, 1995 through application #95-302/103/201. The improvements on this site were constructed in conjunction with the construction of the Wal-Mart building on the adjacent site and were constructed in accordance with the original site plan and special permit approval which included a building pad to accommodate an approximate 50,000 square feet retail use building.

Improvements to the existing site include minor changes to the parking layout, the addition of landscape islands and modifications to the existing islands in order to accommodate the changes to the parking layout. The applicant also proposes enhancements to the vegetative landscaping by incorporating additional trees and shrubbery as well as replacement of any dead or dying trees and shrubs. Minor improvements to the existing stormwater water system are proposed to accommodate the changes in parking and the building footprint. There is an overall reduction in the amount of impervious coverage as well as a reduction in the amount of parking. The reduction of parking is consistent with the parking requirements in the Zoning Regulations.

BACKGROUND

Pertinent Regulations

CGS 8-3(g)

Section 9 – Regional Commercial District (C-R)

Section 9.1.2 – Retail Stores and service establishments

Section 22 – Site Plans

Section 22b – Design Review of Site and Building Requirements

This application was received by the Commission on January 27, 2026.

The required action date for this application is April 2, 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 application as submitted is to utilize an existing developed site that was previously approved by the Commission to support the construction of a 50,000 square foot retail building and associated site improvements in support of the building and its proposed use. The site was approved and developed as a Planned Group Development in 1995 through the application #95-302/103/201. This plan and application was approved for the development of the WalMart retail store as well as the site which is the subject of this application. While the WalMart building and site improvements associated with it were constructed in accordance with the above referenced site plan and special permit, the improvements for this adjacent site were constructed except for the building. The proposed building use was retail. The current application before the Commission is also for a retail use building but on a smaller foot print. The building will be located entirely within the building pad constructed with the original application.

The applicant submitted a Stormwater Management Memorandum into the record. Due to the limited extent of modifications to the existing site, the applicant proposes minor stormwater improvements to the existing system in place. A reduction in the footprint of the building from that which was previously approved along with the increase in landscaping and islands has reduced the overall amount of impervious surface from that which was previously approved and installed. The memorandum concludes that the minor reduction in impervious surface area will result in improved performance of the existing stormwater management system currently in place.

Based upon a reduced building footprint area than that which was previously approved, the total of spaces proposed at 260 is consistent with the parking space requirements in Section 20.3(d) of the Zoning Regulations.

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 modified Site Plan approval, pursuant to Section 9.1.2 of the Waterford Zoning Regulations.
2. The application meets the criteria for site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to modifications and conditions listed.
3. 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. Provide detail for the proposed cart corral located in the front of the building. It should be integrated and representative of the building design/materials. The site plan shall be updated prior to filing the plans on the land records.
2. The existing clothes donation box is an ongoing issue regarding the accumulation of trash and debris. It doesn't appear to be actively managed. It shall be removed from the property prior to the issuance of a Zoning Compliance Permit.
3. Any outstanding comments relative to the public water service shall be addressed to the satisfaction of the City of New London Water Department prior to filing the plans on the land records.

Proposed Motion

To approve with modifications and conditions, Site Plan application #PL-26-3 for Restaurant Depot located at 161 Waterford Parkway North, with modifications and conditions 1 through 3 and to adopt the findings 1 thru 3 of the staff report dated March 10, 2026.