

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

**Planning & Zoning Commission
Remote Access Only**

**May 12, 2026
6:30 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/87646511964?pwd=VmOGL8IFBp18EakN9bIOhapuY0dzbGZkdzBq>

Meeting ID: 876 4651 1964

Passcode: 927803

One tap mobile

+13017158592,,87646511964#,,,927803# US (Washington DC)

+13052241968,,87646511964#,,,927803# US

Join instructions

<https://us02web.zoom.us/join/87646511964/invitations?signature=uXlhVSSTYjZI0S8glTeWQme2myhTgno8owim9qGuVwo>

RECEIVED FOR RECORD
WATERFORD, CT
MAY - 8 A 8:59
TEST: David J. Longo
TOWN CLERK

Meeting Documents

https://ct-waterford.civicplus.com/AgendaCenter/Planning-Zoning-Commission-33/?#_05122026-2434

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 APPROVAL OF THE April 7, 2026 MEETING MINUTES

ITEM #3 APPLICATION RECEIPT

#PL-26-9 Request of Aikido New London County, LLC, applicant for special permit approval for a Private Educational Institution use for property located at 131 Boston Post Road, C-G zone, in accordance with section 8.2.4 of the Zoning Regulations.

APPLICATION WAS RECEIVED

4/21/2026

PUBLIC HEARING REQUIRED BY:

6/25/2026

#PL-26-10 Request of Yost Family Realty, LLC, owner and applicant, for a modified site plan review and approval for development of a net 1,900 +/- sf storage addition to the existing building on property located at 1018 Hartford Turnpike, I-G Zone in accordance with Section 11 & 22 of the Zoning Regulations and as shown on plans entitled "Site Plan Modification Plan 1018 Hartford Turnpike Waterford, Connecticut Prepared for Yost Family Realty LLC" last revision April 13, 2026.

APPLICATION WAS RECEIVED

4/21/2026

ACTION REQUIRED BY:

6/25/2026

#PL-26-11 Request of Mathon Fund I, Liquidating Trust, owner and applicant to change the Zone for a portion of the 188 acre parcel property located at 140 Waterford Parkway South from 1P-1 (General Industrial Park) to I-MF (Industrial – Multi Family) and R-40 (Low Density Residential) in accordance with Section 28 of the Zoning Regulations and shown on plans entitled "Request for Zone

Change 140 Waterford Parkway South Prepared for Mathon Fund I, Liquidating Trustee, Owner/Applicant Proposed Zone Change Plan” dated 5/5/26.

ITEM #4 PUBLIC HEARING

#PL-26-7 – Application of Alex Mironovas to amend the Zoning Regulations: Section 6A.6 – to increase the Maximum Building Height in Village Residential (VR) Zone Districts from 20ft to 25ft.
PUBLIC HEARING REQUIRED BY: 5/28/2026

#PL-26-9 Request of Aikido New London County, LLC, applicant for special permit approval for a Private Educational Institution use for property located at 131 Boston Post Road, C-G zone, in accordance with section 8.2.4 of the Zoning Regulations.
PUBLIC HEARING REQUIRED BY: 6/25/2026

ITEM #5 APPLICATION REVIEW

#PL-26-7 – Application of Alex Mironovas to amend the Zoning Regulations: Section 6A.6 – to increase the Maximum Building Height in Village Residential (VR) Zone Districts from 20ft to 25ft.
PUBLIC HEARING REQUIRED BY: 5/28/2026

#PL-26-9 Request of Aikido New London County, LLC, applicant for special permit approval for a Private Educational Institution use for property located at 131 Boston Post Road, C-G zone, in accordance with section 8.2.4 of the Zoning Regulations.
PUBLIC HEARING REQUIRED BY: 6/25/2026

#PL-26-10 Request of Yost Family Realty, LLC, owner and applicant, for a modified site plan review and approval for development of a net 1,900 +/- sf storage addition to the existing building on property located at 1018 Hartford Turnpike, I-G Zone in accordance with Section 11 & 22 of the Zoning Regulations and as shown on plans entitled “Site Plan Modification Plan 1018 Hartford Turnpike Waterford, Connecticut Prepared for Yost Family Realty LLC” last revision April 13, 2026.
ACTION REQUIRED BY: 6/25/2026

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