

From: [Taylor Lussier](#)
To: [Mark Wujtewicz](#); [SECOG CGS Referrals](#)
Subject: Re: Waterford Regulation Amendment
Date: Friday, May 1, 2026 10:16:49 AM
Attachments: [Outlook-c1wffacx.png](#)
[Waterford - Regulation Amendment - 20260331.pdf](#)

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Good morning,

Please see the attached referral letter from SECOG.

Best regards,

Taylor Lussier, CZE0 | Planner

tlussier@secogct.gov | [\(475\) 328-1814](tel:(475)328-1814) direct | [\(860\) 889-2324](tel:(860)889-2324) main

Southeastern Connecticut Council of Governments

5 Connecticut Avenue, Norwich, CT 06360



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From: Mark Wujtewicz <mwujtewicz@waterfordct.org>

Sent: Tuesday, March 31, 2026 4:42 PM

To: SECOG CGS Referrals <referral@secogct.gov>

Subject: Waterford Regulation Amendment

Good afternoon,

Attached is an application for a Zoning Regulation Amendment that will affect parcels within 500' of an adjoining municipality (New London).

The amendment, submitted by a private party proposes to increase the maximum height allowed for principal buildings within the Village Residential(VR) Zone Districts from 20' to 25'.

Attached is the application and supporting documents.

The public hearing is scheduled for May 12, 2026.

If you have any questions, please feel free to contact me.

Thanks,
Mark Wujtewicz
Director of Planning
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385
Phone: 860-444-5813
Fax: 860-444-5879



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Norwich, CT 06360
(860)889-2324
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Representing 22 towns, cities, and
boroughs in Southeastern
Connecticut.

April 1, 2026

Mark Wujtewicz
Director of Planning
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

I am writing in response to a request for an intermunicipal referral for the Town of Waterford. The application was received on March 31, 2026. The application was referred to this agency pursuant to Section 8-3(b) of the Connecticut General Statutes.

The amendment proposed by Alex Mironovas seeks to amend Section 6A.6 of the Town of Waterford Zoning Regulations to change the maximum permitted building height from 20 feet to 25 feet within the VR-7.5, VR-10, and VR-15 zoning districts.

This amendment is intended to address current flood-resilient construction requirements, such as FEMA standards that necessitate elevating buildings to, at or above the Base Flood Elevation. The amendment aims to increase the potential for usable habitable space given the need for a significant portion of a building's height needing to be built as uninhabitable.

Based on a review of the material provided, I have determined that the proposed zoning regulation amendment is not likely to have a negative intermunicipal impact.

If you have any questions, please contact me at tlussier@secogct.gov.

Sincerely,
Taylor Lussier
Planner I
SECOG
tlussier@secogct.gov