

From: [Michaels, Karen](#)
To: [Mark Wujtewicz](#)
Cc: [Hart, Marybeth](#)
Subject: Review letter for ZTA - Proposed Building Height Increase
Date: Monday, April 20, 2026 9:12:03 AM
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Hi Mark,

Attached is DEEP's review letter for the proposed ZTA regarding increased height for FEMA and local floodplain management requirements. If you have any questions, please let me know.

Sincerely,

Karen

Karen A. Michaels

Environmental Analyst III
Planning Section
Land and Water Resources Division/WPLR
Connecticut Department of Energy & Environmental Protection
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*Conserving, improving, and protecting our natural resources and environment;
Ensuring a clean, affordable, reliable, and sustainable energy supply.*



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April 20, 2026

Waterford Planning and Zoning Commission
c/o Mark Wujtewicz, Director of Planning
Waterford Town Hall
Fifteen Rope Ferry Road
Waterford, CT 06385

RE: Review of Proposed Zoning Text Amendment for Sections 6.A.5 – Proposed Increase in Maximum Height from 20 Feet to 25 Feet in VR – 15/10/7 Districts

Dear Commissioners:

Thank you for referring the above-referenced proposed set of zoning text amendments for our review and comment. The set of zoning text amendments received on March 31, 2026, propose an increase of the maximum height of structures within VR – 15/10/7 Districts. Acting as the Commissioner's staff, our office has reviewed the proposed set of zoning text amendments for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we find them to be consistent.

Please be advised that this consistency determination is based on coastal management considerations only and does not necessarily reflect other municipal planning and zoning considerations that may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Should you have any questions regarding this letter, please feel free to contact me at (860) 424-3779 or by email at karen.michaels@ct.gov.

Sincerely,

Karen Michaels, EA III
DEEP Land and Water Resources Division

KAM/kam

cc: Waterford Coastal File – Proposed Zoning Text Amendment: Increased Max Bldg Height