



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planning Director

DATE: May 12, 2026

TITLE: Staff Report: Yost Home Improvement Addition
1018 Hartford Tpke
Modified Site Plan
Application PL-26-10

EXECUTIVE SUMMARY

The project as proposed is to construct a 3,200 sq ft addition to the existing Yost Home Improvement building located at 1018 Hartford Tpke. The work includes the demolition of a 1,300 sq ft portion of the building and construction the new 3,200 sq ft addition within the area of the demolished portion of the building as well as over existing pavement. The proposed addition will be used for the storage of building materials associated with the operation of the existing business.

Site improvements to the property include minor modifications to the stormwater drainage system to accommodate the new addition. A portion of the onsite parking will also be upgraded and reconfigured.

BACKGROUND

Pertinent Regulations

Connecticut General Statutes
CGS 8-3(g)

Waterford Zoning Regulations
Section 11 – General Industrial (I-G)

Section 11.1.3 - Professional offices, medical clinics, medical service laboratories, research laboratories and **business offices**. (Effective 11/28/95)

Section 11.1.8 - Sheet metal and light metal fabrication.

Section 11.1.11- Storage warehouses and wholesale establishments.

Section 22 – Site Plans

This application was received by the Commission on April 21, 2026.
Action on this application must be no later than June 25, 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 site is currently operating as a home improvement contractor with a showroom, offices and manufacturing and storage of building materials used in support of the business. A Contractor's Office is defined as a business office in accordance with the Zoning Regulations. The site contains approximately 42,000 square feet and is located within the General Industrial (I-G) Zone District.

The property initially received site plan approval from the Planning and Zoning Commission on May 21, 1990 (Appl #90-105) to locate a commercial fabricating and supply building. Subsequent to the original approval, a modified site plan approval was granted on March 20, 1995 (Appl #95-107) to construct an addition to the building to be used as a showroom and display area. On June 24, 2002 (Appl #02-106), a modified site plan approval was granted to construct an addition to the building along with associated site improvements. The property and business has been in the same ownership and operating as the same business since the original site plan approval was granted in 1990.

The proposed addition to the building includes the area of an existing portion of the building which will be demolished, as well as extending into an existing paved area. There is an insignificant increase in the amount of impervious area. The existing stormwater infrastructure will be modified in order to accommodate the addition and site improvements. The existing grass swale located along the west property line that conveys surface stormwater runoff to the drainage basin will be maintained and the drainage basin will be cleaned and rehabilitated by hand.

Modifications to the parking layout as a result of the site improvements has been provided on the plan in accordance with Section 20 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 to modify the existing uses that are subject to a Site Plan approval, pursuant to Sections 11.1.3, 11.1.8 and 11.1.11 of the Waterford Zoning Regulations.
2. The application meets the criteria for a modified site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations.

and that the Commission approve the proposal as presented.

Proposed Motion

To approve the Modified Site Plan for Yost Home Improvement application #PL-26-10 at 1018 Hartford Tpke and to adopt the findings 1 and 2 of the staff report dated May 12, 2026.



DOUGLAS LANE

HARTFORD TPKE

**TOWN OF WATERFORD
MUNICIPAL COMPLEX**