

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

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WATERFORD, CT

2026 MAY 19 P 3:48
May 12, 2026

Remote Access Only

Members Present: Chairman Greg Massad, Karen Barnett and Timothy Conderino
Members Absent: Tim Bleasdale and Victor Ebersole, Jr.
Alternates Present: Doris Crum and Michael Elbaum
Alternates Absent: Joseph DiBuono
Staff Present: Mark Wujtewicz, Planning Director and Katrina Kotfer, Office Coordinator

ATTEST: *[Signature]*
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

G. Massad called the meeting to order at 6:30 PM. D. Crum was seated for T. Bleasdale and M. Elbaum was seated for V. Ebersole.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to approve the April 7, 2026 meeting minutes.

VOTE: 5-0

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

G. Massad noted that the application had been received at the April 21, 2026 meeting and will be discussed later that evening.

#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

G. Massad noted that the application had been received at the April 21, 2026 meeting and will be discussed later that evening.

#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.

G. Massad noted that the application had been received and will be scheduled for a public hearing at a future date.

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.

The public hearing opened at 6:36 pm.

Alex Mironovas was present for the application. M. Wujtewicz read the exhibit list, items 1- 8 into the record.

EXHIBIT 1 - Application Package

1a. Application (9 Pages)

1b. Proposed Amendment

1c. Statement of Purpose

EXHIBIT 2 - Town of Waterford Zoning Regulations Section 6A Revised Through Effective Date March 10, 2026.

EXHIBIT 3 - Public Hearing Notice to run in The Day newspaper Tuesday, April 28, 2026 and Tuesday, May 5, 2026

EXHIBIT 4 - Referral Letters

4a. Referral to SCCOG

4b. Referral to DEEP

EXHIBIT 5 - Copy of Application to Town Clerk's Office

EXHIBIT 6 - Referral Response from SCCOG

EXHIBIT 7 - Referral Response from DEEP

EXHIBIT 8 - Staff Report

Alex Mironovas noted for the Commission that he is requesting a modification to the Zoning Regulation Section 6A.6 to increase the maximum building height from 20 feet to 25 feet in the Village Residential Zoning Districts. He referenced the previous Planning and Zoning Commission approval in July of 2002 that had reduced the maximum building height from 25 feet to 20 feet.

G. Massad asked Mr. Mironovas if his property would be affected by the proposed amendment. Mr. Mironovas said yes.

Mr. Mironovas' builder, Paul Olivera, spoke in support of the amendment.

G. Massad asked three times if any member of the public would like to speak for or against the application. No one spoke for or against application.

MOTION: Motion made by T. Conderino, seconded by K. Barnett, to close the public hearing.

VOTE: 5-0

The public hearing closed at 6:46 pm. G. Massad modified the agenda to move deliberation of this application as their next item of business.

T. Conderino asked questions about how building height is affected by base flood elevations for those structures within the FEMA designated flood zones. M. Wujtewicz described how the maximum building height is determined for those building within the FEMA flood zones. G. Massad asked staff if they anticipate any potential problems in any of the VR districts with the proposed change in height. Staff replied that they did not. That the applicants request reestablishes a maximum building height consistent with a previously allowed building height noted in the zoning regulations. K. Barnett asked if Accessory Dwelling Units (ADU) would be impacted. Staff noted that the maximum height for newly constructed ADU's within the VR Zone Districts would be treated the same as that for a principal structure. This requirement in the Zoning Regulations will not change.

The Commission discussed the following findings:

1. Application PL-26-7 meets the requirements of Section 28 of the Waterford Zoning Regulations.
2. Application PL-26-7 meets the requirements of Connecticut General Statutes Chapter 124 §8-3 governing changes of zoning regulations and districts.
3. The proposed Regulation Amendment is consistent with the 2012 Plan of Preservation Conservation and Development in meeting the stated strategy of the Residential Development Chapter in that it protect existing residential neighborhoods by preserving the existing character of a village and permitting infill development that is consistent with the existing density and character of a village.
4. The proposed Regulation Amendment is consistent with the 2012 Plan of Preservation Conservation and Development in meeting the stated strategy of the Overall Structure Chapter by maintaining the charm and the diversity of the existing villages in addition to maintaining and strengthening the overall ambience and feeling within the context of what is best for the town as a whole.

MOTION: Motion made by T. Conderino, seconded by D. Crum, to approve Application PL-26-7 to amend Zoning Regulation Section 6A.6 to increase the maximum building height in Village Residential Districts from 20 feet to 25 feet by adopting the findings 1 thru 4 of the Staff Report dated May 12, 2026 with an effective date of June 5, 2026.

VOTE: 5-0

#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

The public hearing opened at 6:49 pm.

Crystal Aldrich, applicant was present for the application. M. Wujtewicz read exhibits 1-6 into the record.

- EXHIBIT 1 - Application Package
- EXHIBIT 2 - Notice of Public Hearing to Applicant Dated April 22, 2026.
- EXHIBIT 3 - Public Hearing Notice to run in The Day newspaper Tuesday, April 28, 2026 and Tuesday, May 5, 2026
- EXHIBIT 4 - Statement of Use: Aikido New London County
- EXHIBIT 5 - Staff Report
- EXHIBIT 6 - Certificates of Mailing

Ms. Aldrich explained to the Commission that she would like to move her existing school from 316 Boston Post Road to 131 Boston Post Rd. She described the reason for the relocation. She also described the operation of her classes.

G. Massad asked three times if anyone would like to speak for or against the application. No one spoke for or against the application.

MOTION: Motion made by D. Crum, seconded by M. Elbaum, to close the public hearing.
VOTE: 5-0

The public hearing closed at 6:59 pm.

The Commission reviewed the application and discussed the following findings:

1. The use is within the Wynding Hill Shopping Plaza at 131 Boston Post Road and as such is located in the General Commercial (C-G) Zone District.
2. The proposed use as a karate studio qualifies as a Private Educational Use in accordance with Section 8.2.4 of the Zoning Regulations.
3. A Private Educational Use is one that may be permitted subject to the approval of a special permit.
4. The Statement of Use (Exhibit 4) provided by the applicant in accordance with Section 23.5 identifies the findings and that the proposed use is consistent with sections 23.5.1 through 23.5.9 of the Waterford Zoning Regulations.

The Commission discussed the following condition:

1. Class size shall be limited to 25 students.

MOTION: Motion made by T. Conderino, seconded by K. Barnett to approve Special Permit #PL-26-9 for a private educational institution for Aikido New London County, LLC located at 131 Boston Post Road with condition 1 and to adopt the findings 1 through 4 of the staff report dated May 12, 2026.

The Commission discussed the motion and T. Conderino proposed amending the motion by removing the condition.

MOTION: Motion made by T. Conderino, seconded by K. Barnett to approve Special Permit #PL-26-9 for a private educational institution for Aikido New London County, LLC

located at 131 Boston Post Road to adopt the findings 1 through 4 of the staff report dated May 12, 2026.

VOTE: 5-0

5. APPLICATION REVIEW

#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

Robert Deluca, PE, John Carlin, Erik Kemp and Jason Stabach, Architect were present for the application. Mr. Deluca explained that the site currently has an 8,500 square foot building with access off of an existing shared driveway with the Waterford Department of Public Works. A 3,200 square foot addition is proposed. With 1,300 square feet of the existing building to be removed, there will be a net increase in space of 1,900 square feet with the new addition. There will be no increase in employees and the proposed plans meet all parking requirements. There will be no change to the loading dock and they will maintain existing drainage swales and fencing.

D. Crum asked how long construction is projected to take. J. Carlin noted that demolition would be the first order of business. E. Kemp projected construction to take 4-5 months.

The Commission discussed the following 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.

MOTION: Motion made by T. Conderino, seconded by D. Crum 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.

G. Massad noted for the record that he is the President of the Board of Directors for Safe Futures and that Carlin Construction along with CLA Engineers are constructing the new building for Safe Futures. He considers himself in the role as a client of both Carlin Construction and CLA Engineers for the Safe Futures project and feels that role will not affect his vote on this application.

VOTE: 5-0

5. ADMINISTRATIVE REVIEW

No items were discussed.

6. CORRESPONDENCE

No correspondence was received or discussed.

7. COMMISSION BUSINESS

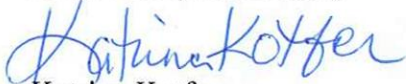
M. Wujtecicz reviewed with the Commission ongoing projects throughout town.

8. ADJOURNMENT

MOTION: Motion made by K. Barnett, seconded by M. Elbaum to adjourn at 7:25 pm.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer

Recording Secretary