



PLANNING & ZONING APPLICATION SUPPLEMENT

5. STATEMENT OF USE

SITE DESCRIPTION

The subject parcel is located at 140 Waterford Parkway South in Waterford, Connecticut and identified as Lot 9514 on the Town of Waterford Tax Assessor Map 111. The parcel is located on the south side of Waterford Parkway South 0.9 miles east of the intersection with Cross Road. The parcel is owned by Mathon Fund I, Liquidating Trust, James C. Sell, Liquidating Trustee, has a total area of 188.8 acres, and lies entirely within the General Industrial Park Zone (IP-1). The parcel is hereinafter referred to as the “Site”.

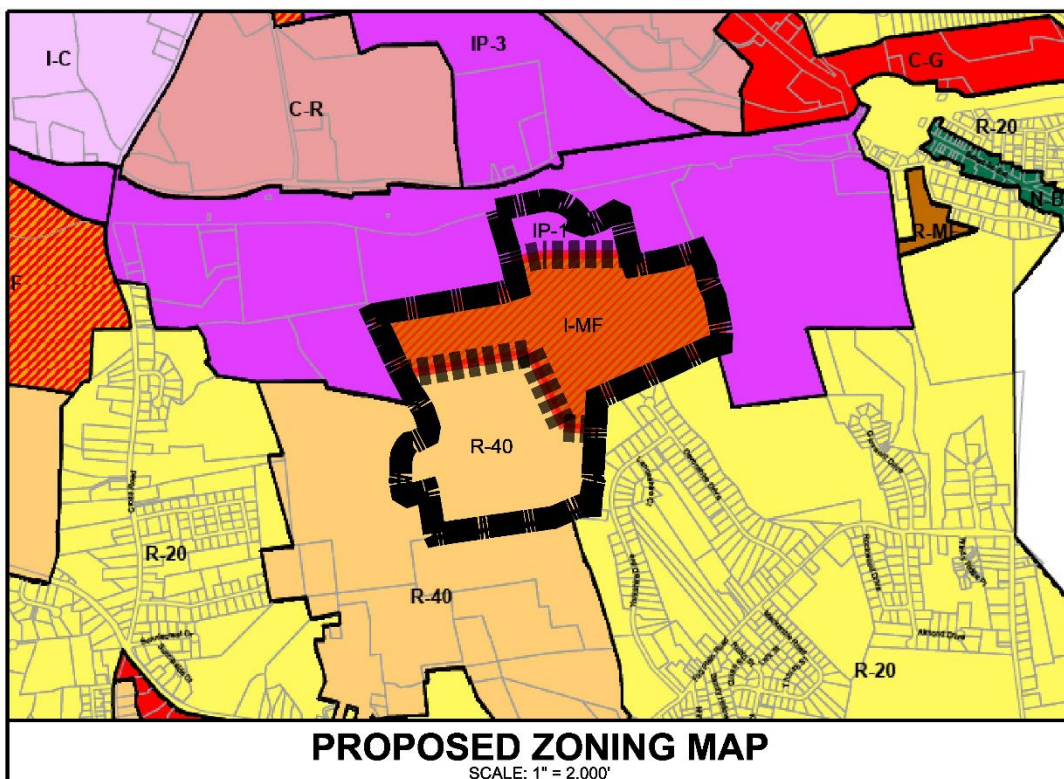
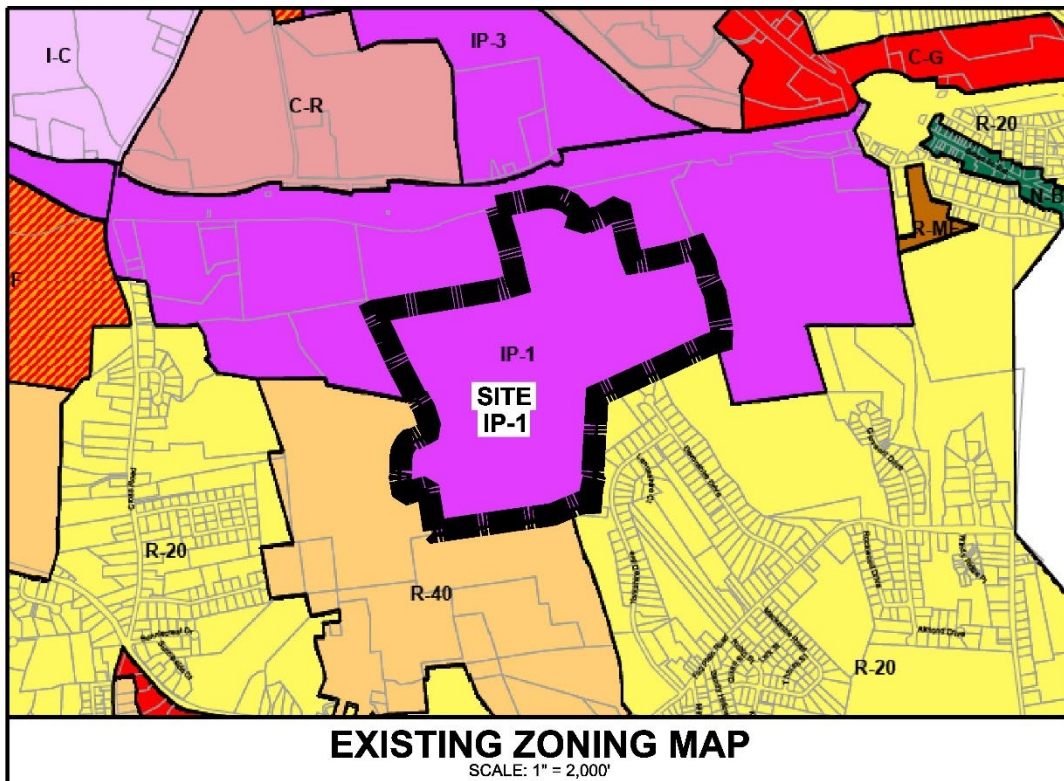
The existing site is currently vacant. Following is a general history of uses based on a review of historical aerial imagery and mapping. 1934, 1965, 1986, 1995, and 2024 aerial overlays are enclosed.

- | | |
|-----------|--|
| Pre-1945 | Agricultural uses up to the mid-1940’s with residential and agricultural structures on the west and east side of Jordan Brook. Approximately 74 acres (40%) of the parcel cleared for agriculture with a road running north/south through the parcel and connecting with Fog Plain Road. |
| 1945-1987 | Waterford Airport occupying the eastern portion of the site with driveway access along the easterly embankment of Jordan Brook serving the airport structures, runways, and outdoor storage. Agricultural uses to the west of Jordan Brook abandoned with revegetation of open fields. North/south road reconfigured through airport. |
| 1987-1995 | Approval and partial construction of “Waterford Landing”, a commercial subdivision with 25 lots. A portion of the infrastructure was constructed, including the primary road identified as Waterford Landing, easterly portions of the road identified as Commerce Way, drainage, and utilities. No buildings were constructed and construction of the infrastructure was not completed. |
| 1995-2020 | Limited commercial use of the partially constructed roads and infrastructure. Revegetation of disturbed areas outside of internal road network. |
| 2020-2026 | No apparent uses. An application was submitted to the Town of Waterford for a concrete products manufacturing facility located in the easterly portion of the site in 2020. No decision was rendered on the application. Former disturbed areas sparsely revegetated. |

PROPOSED ZONE CHANGE

The parcel owner, Mathon Fund I, Liquidating Trust is requesting a Zone Change from the General Industrial Park Zone (IP-1) to three zoning districts. The northern 16.2 acres of the Site with frontage on Waterford Parkway South will remain in IP-1, the central 98.0 acres will be changed to Industrial Multi-Family District (I-MF), and the rear 74.6 acres will be changed to Low Density Residential District (R-40). The 3 separate districts will allow for the property to be developed in harmony with the surrounding area, with Industrial Park uses in accordance with Section 13 nearest the I-95 corridor, multi-family uses centrally located over the former airport in accordance with Section 18, and low-density residential uses to south, matching the zoning designation for abutting properties.

Zoning Map insets are provided below depicting existing districts and the proposed changes.





The proposed zone changes will provide opportunities for a mixed-use development within one mile of the intersection of Cross Road and Waterford Parkway South, which is identified as a “Possible Future Mixed-Use Node” in the Plan of Conservation and Development (POCD). This intersection provides convenient access to commercial and business areas to the north and south via Cross Road and to the east and west via the Interstate 95 entrance and exit ramps.

A “Development Concept” plan has been submitted with the application depicting the projected development of the Site. A reduced scale plan is enclosed and a summary of the development is provided below:

- Site area remaining within IP-1. Total area = 16.2 acres.
 - Clubhouse amenity in accordance with Section 13.1 and 13.2, including:
 - Professional office
 - Gold club
 - Swimming pools and clubs
 - Tennis and/or pickleball club
 - Future IP-1 development. Undesignated use in accordance with 13.1 or 13.2.
- Site area within I-MF. Total area = 98.0 acres.
 - Multi-family development consisting of a mix of apartment buildings and townhomes over the former airport. Total projected density of 600 units.
 - Future potential multi-family development in the northwest corner of the site on the west side of Jordan Brook. The short and mid-term development potential of this area has not been considered due to difficult access crossing Jordan Brook.
- Site area within R-40. Total area = 74.6 acres.
 - No development currently projected within southern portion of lot due to difficult access and terrain.

6. STATEMENT OF DESIGN COMPATIBILITY

Statement of Design Compatibility not applicable for Zoning Map Change.

7. CONSISTENCY WITH ADOPTED PLAN OF PRESERVATION, CONSERVATION AND DEVELOPMENT (all applications)

PROPOSED ZONE CHANGE

The proposed zone changes to I-MF and R-40 will provide opportunities for a mixed-use development within one mile of the intersection of Cross Road and Waterford Parkway South, which is identified as a “Possible Future Mixed-Use Node” in the POCD. The proposed boundaries and areas of each Zone will allow for the appropriate and organized development of the land, with industrial and commercial uses near I-95, multi-family uses centrally located with adequate separation to I-95 and surrounding developments, and low density housing in the southern third of the property where access and terrain limit development potential.

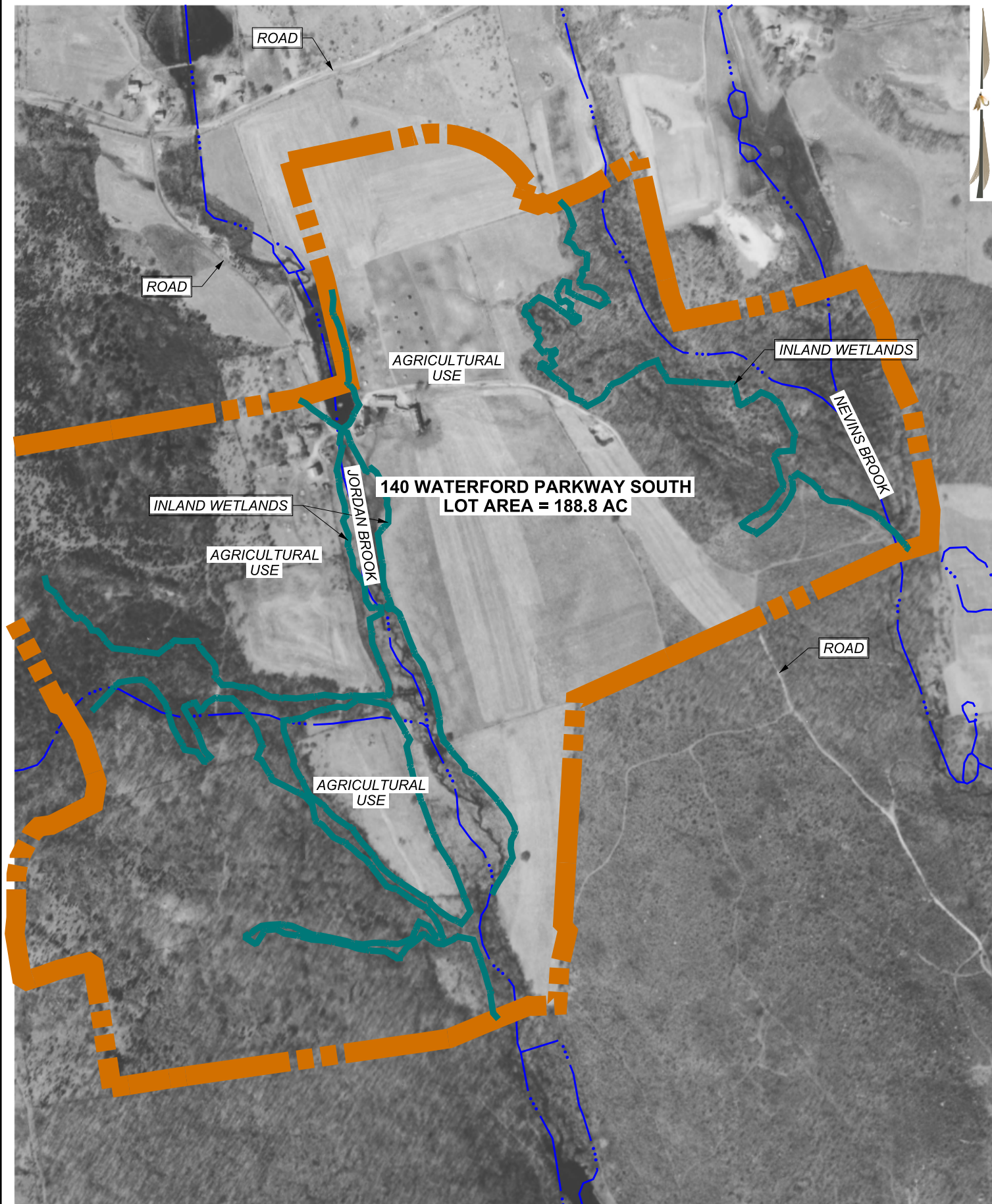
The zone change is consistent with the 2012 Plan of Preservation, Conservation and Development as described below.

PRESERVE

- **Natural Resources:** Jordan Brook, which bisects the parcel from north to south, is identified as a sensitive watershed in the POCD. The proposed zone change will allow for a mixed-use development with layout flexibility to conserve the Jordan Brook corridor and the adjacent riparian areas.
- **Open Space:** A “Potential Open Space Connection” is identified along the easterly embankment of Jordan Brook in the Open Space Plan on page 27 of the POCD. As part of the conservation of the Jordan Brook corridor referenced in the bullet above, opportunities will be available to the Town to achieve the desired open space connection.

GUIDE

- **Overall Structure:**
 - The Site is within one mile of a “possible future mixed-use node” identified on the Community Structure Map on page 51.
 - Increased opportunities for Mixed-Use and Village-Style Development.
 - Mixed-use is defined as a development devoted to more than one use or purpose on the same property or in the same area. Retaining IP-1 along the I-95 corridor will continue to provide opportunities for commercial uses along a frontage road. Adding I-MF and R-40 zones to the Site will allow for a mixed-use development on the subject property in support of the nearby mixed-use node.
 - The potential for mixed-use development will strengthen and direct development towards existing developed areas. The Site abuts existing commercial and multi-family residential developments on Waterford Parkway South and is less than 1.5 miles to the existing commercial/retail development on the north side of I-95.
 - Create a range of housing opportunities, including apartments, townhomes, duplexes, quadplexes, and small single-family options.
 - Provide a variety of transportation choices, including a walkable neighborhood, access to Southeast Area Transit bus service within 1-mile, and access to Route 95 within 1-mile.
- **Residential Development:**
 - Adding I-MF and R-40 zones to the Site will provide opportunities for a development that provides a variety of housing types to meet the needs of current and future Waterford residents.
 - The subject parcel has adequate road and utility infrastructure available in Waterford Parkway South and on site.
 - The proposed density will be in character with surrounding areas, support the nearby future mixed-use node, and provide housing for the increasing work opportunities in Waterford and Southeast Connecticut.
 - The overall design will be compatible with the existing industrial zone and the character of the surrounding commercially and residentially developed areas. Commercial uses will be located to the north adjacent to I-95, higher density multi-family centrally located within the limits of the former airport, and lower density townhomes and single-family homes located around the perimeter to the south and west near medium density residential areas.



SCALE: 1"= 500'

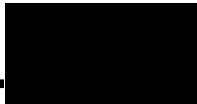


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1 OF 5



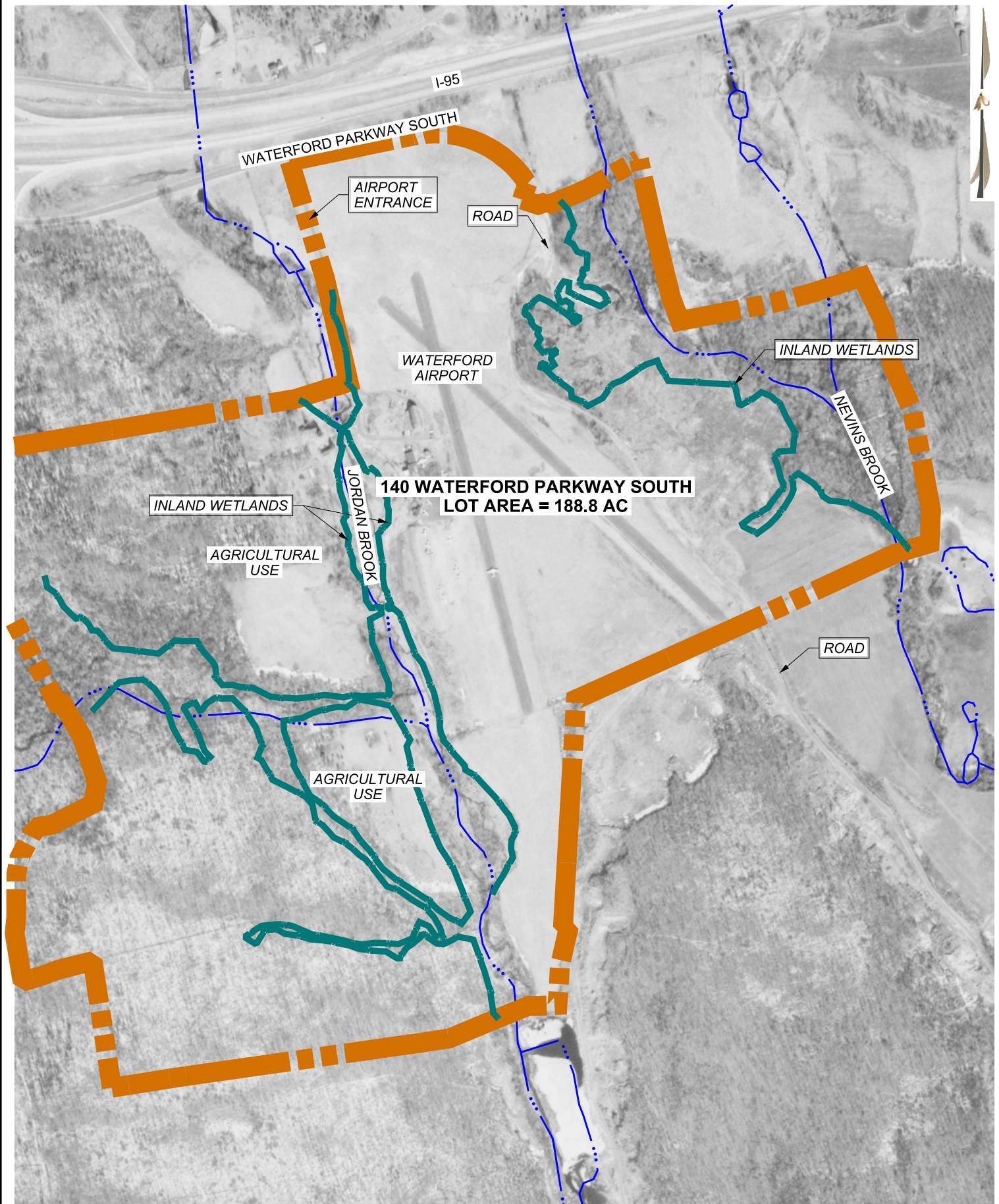
CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC

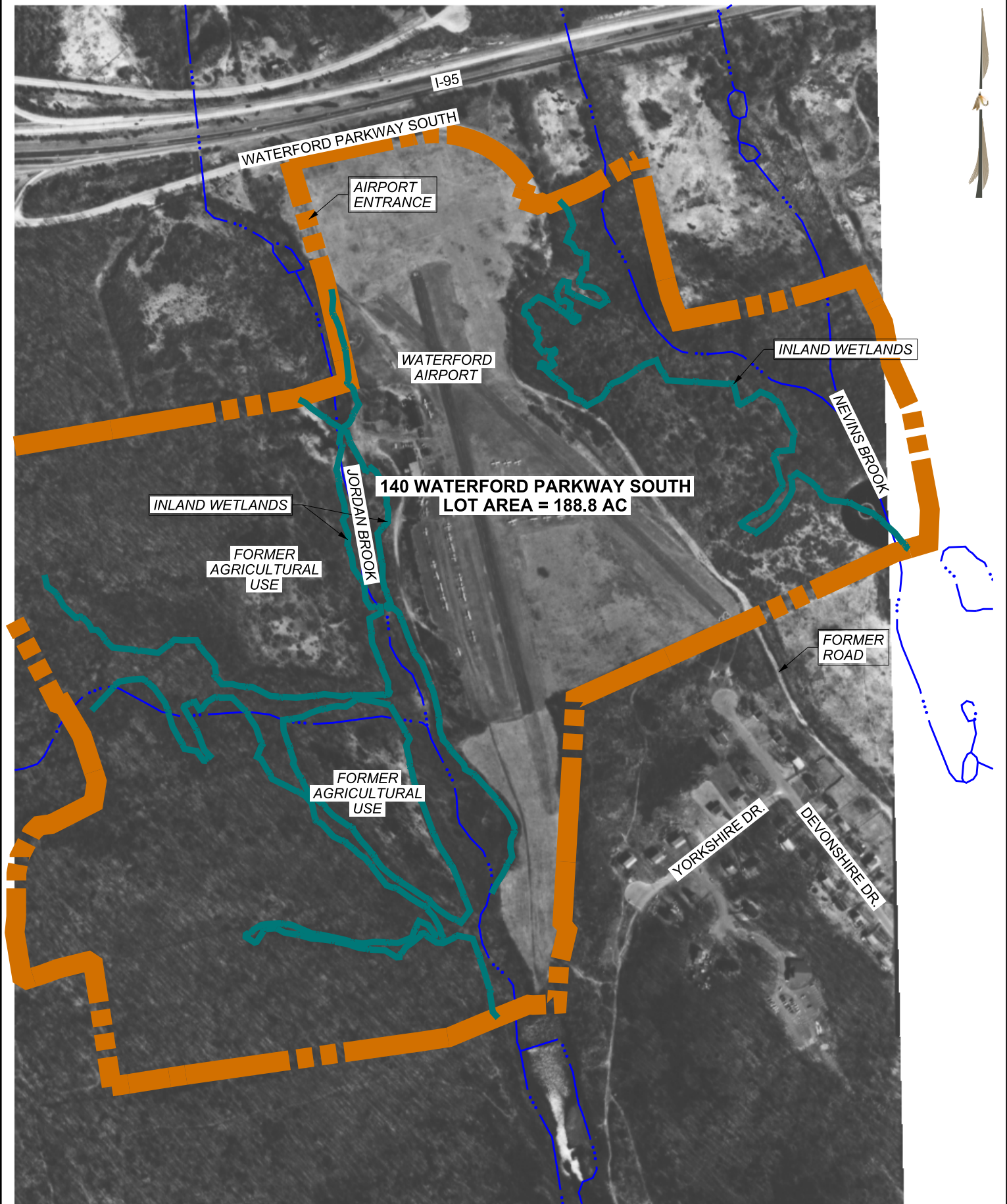


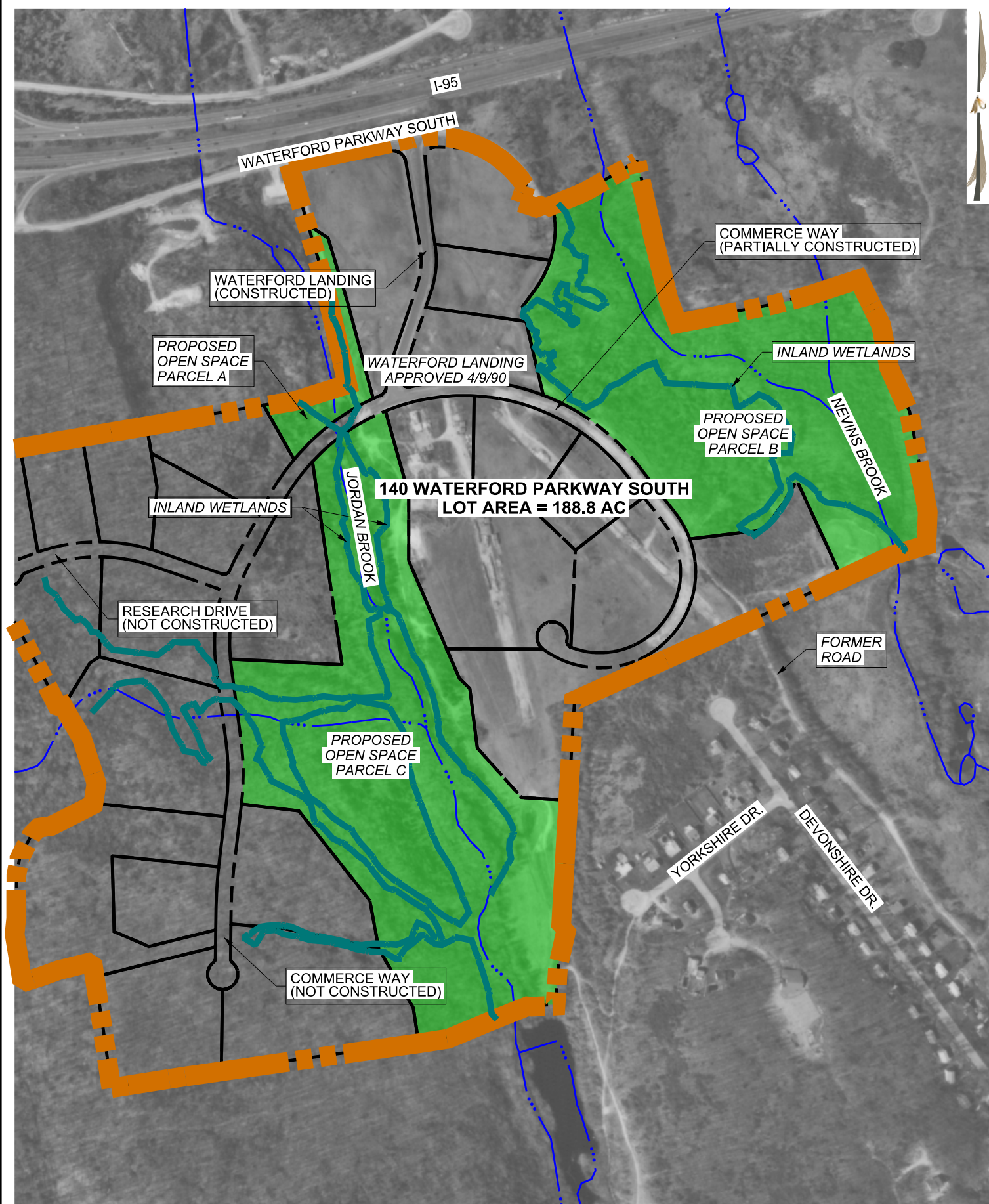
140 WATERFORD PARKWAY SOUTH
PREPARED FOR OWNER
EXISTING CONDITIONS - 1934 AERIAL

140 WATERFORD PARKWAY SOUTH

WATERFORD, CT







SCALE: 1"= 500'



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1/8/26

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4 OF 5



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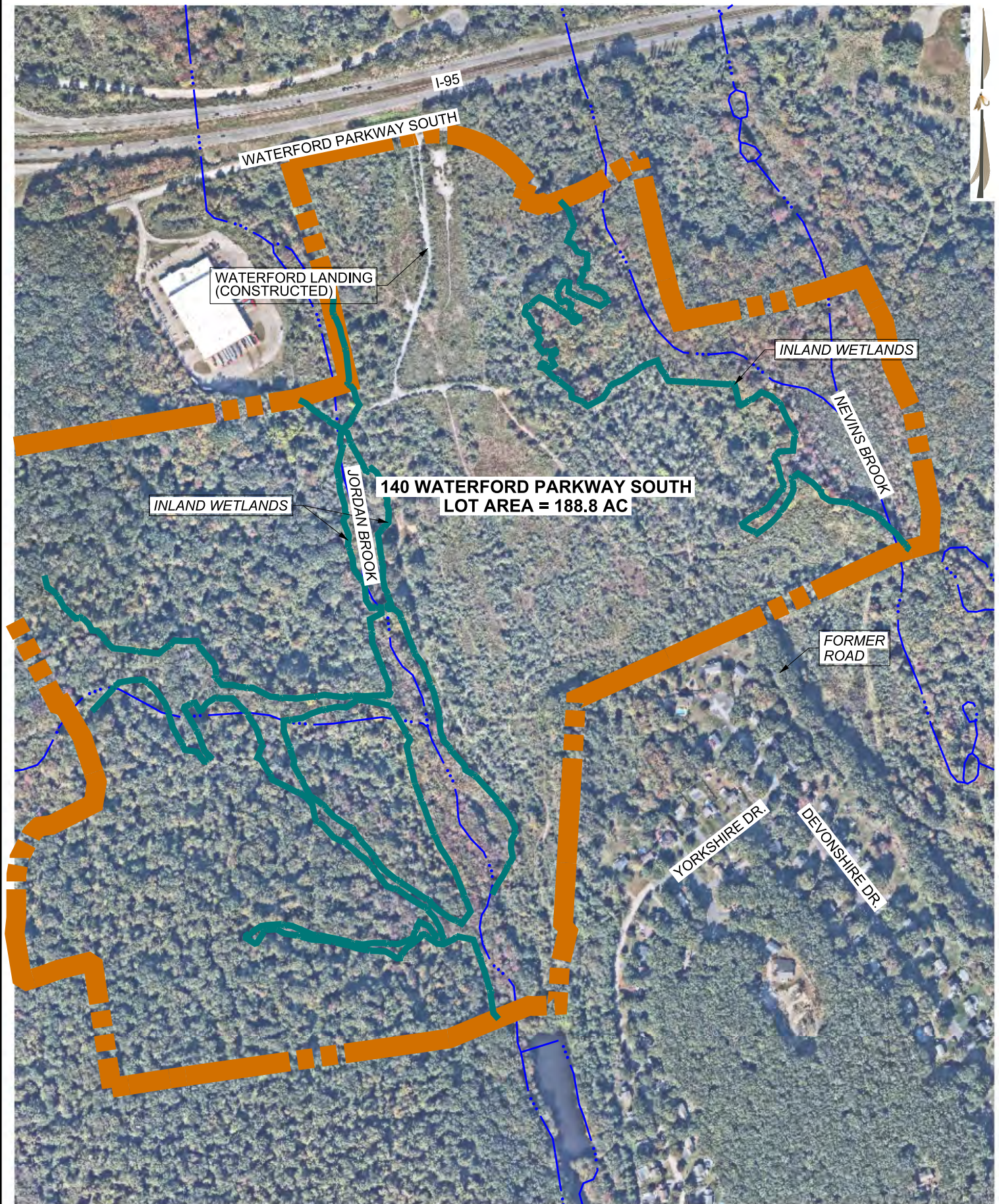
140 WATERFORD PARKWAY SOUTH

PREPARED FOR OWNER

EXISTING CONDITIONS - 1995 AERIAL

140 WATERFORD PARKWAY SOUTH

WATERFORD, CT



SCALE: 1"= 500'



DATE

1/8/26

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5 OF 5



CONTACT INFORMATION

YANTIC RIVER CONSULTANTS, LLC

140 WATERFORD PARKWAY SOUTH

PREPARED FOR OWNER

EXISTING CONDITIONS - 2024 AERIAL

140 WATERFORD PARKWAY SOUTH

WATERFORD, CT

