

FIFTEEN ROPE FERRY ROAD



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WATERFORD, CT 06385-2886

16 APR -8 AM 9:05

TESTE: *Donald A. Lopez*  
TOWN CLERK

**Planning & Zoning Commission  
Waterford Town Hall**

**April 11, 2016  
6:30 PM**

**ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES**

**ITEM #2 APPROVAL OF THE March 21, 2016 MEETING MINUTES**

**ITEM #3 RECEIPT OF APPLICATIONS**

**#PL-16-3** – Request of Picardi Realty, owner; Kincora Development LLC applicant, to change the zone for property located at 122-124 Boston Post Road from C-G (General Commercial) to PDD-1 (Planned Design District).

**PUBLIC HEARING REQUIRED BY: 6/14/16**

**#PL-16-4** – Request of Mago Way Realty, LLC owner and applicant for special permit and site plan approval to locate a restaurant at 361 Mago Point Way in accordance with sections 14, 22 and 23 of the zoning regulations and as shown on plans titled “Restaurant Site Development Plans” dated March 30, 2016. A Coastal Site Plan review is required in accordance with the Coastal Management Act.

**PUBLIC HEARING REQUIRED BY: 6/14/16**

**#PL-16-5** – Request of Nicholas Whitelaw, applicant, to amend the Zoning Regulations by adding to Section 1 (Definitions) “Bed and Breakfast Establishment” and add new Sections 3.41, 4.2.10, 5.2.12, 6.2.11, 6a.5.5, 14.3.10, 17.2.4 and 20.3.x to allow Bed and Breakfast Establishments in the R-20, R-40, RU-120, VR, WD and OS zones.

**PUBLIC HEARING REQUIRED BY: 6/14/16**

**#PL-16-6** – Request of the Waterford Little League, applicant for special permit and site plan approval to replace lights at 10 Gardiners Wood Road (Little League South Patterson Field), IP-1 Zone, in accordance with Sections 13, 22 and 23 of the Zoning Regulations and as shown on plans entitled “Waterford Little League South, Gardiner Wood Road” dated March 28, 2016.

**PUBLIC HEARING MUST BE SCHEDULED BY: 6/14/16**

**ITEM #4 APPLICATION REVIEWS**

**#PL-15-17** – Request of Charles Secor, owner; Constitution Surgery Center East, LLC, applicant, for site plan approval to locate an Outpatient Surgery Center on property located at 77 Foster Road, I-G zone, in accordance with Sections 11 & 22 of the Zoning Regulations and as shown on the plans titled “Proposed Surgery Center, Cross Road & Foster Road”.

**ACTION REQUIRED BY: 5/10/16**

**ITEM #5      CORRESPONDENCE**

- E-mail correspondence from Peter Davis resigning from the Design Review Board
- Letter dated March 22, 2016 to Joseph Auwood from William McNulty, Re: Design Review Board.

**ITEM #6      ADMINISTRATIVE REVIEW**

*Discussion of Amendments to Section 21 of the Waterford Zoning Regulations (Signs)*

**ITEM #7      ADJOURNMENT**

  
Dawn Choisy  
Recording Secretary