

PLANNING AND ZONING APPLICATION

2 FOREST STREET WATERFORD, CT 06385

OCTOBER 14, 2025

5. Statement of Use

Within a VR-7.5 zone, like the one our lot lies within, a one-family dwelling falls under Permitted Uses, 6A.4, in the Planning and Zoning Regulations. We have proposed no uses outlined under Section 6A.5, follow all applicable regulations for the lot under Section 6A.6, and are taking all action to protect the coastal area and adjacent lots. Since this lot is proposed to be residential use, it will be in operation all hours and days of the week. The home will have roughly a 692 SF footprint, with one and a half stories. The parcel will connect to town water and sewer lines via laterals at the North end of the lot. A variance was granted when the Zoning Board of Appeals approved application #2006-031 on January 4, 2007: variance of 6ft from both side yard setbacks, from Zoning Regulations 6A.6 – Lot Area, Setback, and Building Regulations. There are no employees staffed or existing structures on site to be demolished.

6. Statement of Design Compatibility

Site and building design take into account all requirements outlined by the Waterford Planning and Zoning Commission. The building will match the style of all other houses in the neighborhood, adhering to all applicable regulations under VR-7.5 zones. Sediment and erosion controls are proposed to be put in place to protect coastal resources in adjacent lots, as well as a storm water system designed by Fedus Engineering to handle any runoff from the impervious area created by the proposed building.

7. Consistency with Adopted Plan of Preservation, Conservation and Development

Our proposed use for the lot at 2 Forest Street in Waterford as a one-family dwelling is consistent with the rest of the development. We are in a VR-7.5 zone, with the surrounding lots similarly housing one-family dwellings. Since Waterford's housing units are about 88% one-family dwellings, our proposed use fits with The Plan. Developing a home on the lot will build upon the character of the neighborhood following all regulations and requirements in Section 6A.

12.6. Bulk Zoning Requirements Table

The parking spaces were calculated using Section 20.2.a., which is: 18' x 9'. The driveway is 19' long on its shortest side, the opposite side is 29' long, and the driveway is 18.5' wide. This is enough room in the driveway for two parking spaces.