

FIFTEEN ROPE FERRY ROAD  
WATERFORD, CT 06385-2886



PHONE: 860-442-0553  
www.waterfordct.org

**AGENDA**

**Planning & Zoning Commission  
Remote Access Only**

**April 25, 2023  
6:30 p.m.**

Join Zoom Meeting

<https://us02web.zoom.us/j/85246128839?pwd=QUNtT2FIY0lKa09KNGswM0VBQzIzQT09>

Meeting ID: 852 4612 8839

Passcode: 034566

One tap mobile

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Dial by your location

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

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Find your local number: <https://us02web.zoom.us/j/85246128839>

Meeting Documents

[https://www.waterfordct.org/AgendaCenter/Planning-Zoning-Commission-33/?#\\_04252023-742](https://www.waterfordct.org/AgendaCenter/Planning-Zoning-Commission-33/?#_04252023-742)

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

**ITEM #2 APPROVAL OF THE March 28, 2023 MEETING MINUTES**

**ITEM #3 APPLICATION RECEIPT**

#PL-23-6 – Application by Melissa Occhionero Hume to amend the Waterford Zoning Regulations Sections 1 Definitions: (Home Occupations) and 3.11.11(Parking, Home Occupations).

**PUBLIC HEARING REQUIRED BY: 6/29/23**

#PL-23-7 – Request of Kingstown Properties, LLC applicant and Mary Archambault Trustee, owner, for a Site Plan approval for a 47-unit multi-family rental community for property located at 109R & 131 Clark Lane, R-20 zone, in accordance with CGS 8-30g and as shown on plans entitled "Proposed Affordable Housing Development, 131 & 109R Clark Lane, Waterford, Connecticut".

**ACTION REQUIRED BY: 6/29/23**

RECEIVED FOR RECORD  
WATERFORD, CT  
2023 APR 19 AM 9:33  
TEST: [Signature]  
TOWN CLERK

**ITEM #4 PUBLIC HEARING**

**#PL-23-4** – Application of the Waterford Planning & Zoning Commission to amend the following Sections of the Waterford Zoning Regulations: Section 1 (Definitions), Sections 3.9.11, 3.9.12, 3.36 (Accessory Apartments), 3.39 (Accessory Dwelling Units), 4.1.7, 4.2.8, 5.1.7, 5.2.11, 6.1.8, 6.2.11, 6A.4.6, 7.1.9, 7A.2.7, 8.1.17, 10.2.16, 17.1.11, 17.2.3 as they relate to Accessory Dwelling Units.

**#PL-23-5** – Request of Mago Way Realty, owner & applicant for a Site Plan/Special Permit approval for New Pickleball Court & Clubhouse at 358 & 360 Mago Point Way, MPD zone, in accordance with Sections 14a.3(9), 14a.3(15), 22 and 23 of the Zoning Regulations and as shown on plans entitled "Site Development Plans, New Pickleball Court & Clubhouse, 358-360 Mago Point Way, Waterford, CT 06385, Prepared for Mago Way Realty LLC, Date February 6, 2023".

**PUBLIC HEARING REQUIRED BY: 6/1/23**

**ITEM #5 APPLICATION REVIEW**

**#PL-23-4** – Application of the Waterford Planning & Zoning Commission to amend the following Sections of the Waterford Zoning Regulations: Section 1 (Definitions), Sections 3.9.11, 3.9.12, 3.36 (Accessory Apartments), 3.39 (Accessory Dwelling Units), 4.1.7, 4.2.8, 5.1.7, 5.2.11, 6.1.8, 6.2.11, 6A.4.6, 7.1.9, 7A.2.7, 8.1.17, 10.2.16, 17.1.11, 17.2.3 as they relate to Accessory Dwelling Units.

**#PL-23-5** – Request of Mago Way Realty, owner & applicant for a Site Plan/Special Permit approval for New Pickleball Court & Clubhouse at 358 & 360 Mago Point Way, MPD zone, in accordance with Sections 14a.3(9), 14a.3(15), 22 and 23 of the Zoning Regulations and as shown on plans entitled "Site Development Plans, New Pickleball Court & Clubhouse, 358-360 Mago Point Way, Waterford, CT 06385, Prepared for Mago Way Realty LLC, Date February 6, 2023".

**ITEM #6 ADMINISTRATIVE REVIEW**

**ITEM #7 CORRESPONDENCE**

**ITEM #8 COMMISSION BUSINESS**

**A.** Review of past months' and ongoing projects

**B.** Upcoming projects

**ITEM #9 ADJOURNMENT**



Katrina Kotfer  
Recording Secretary