

MINUTES

Zoning Board of Appeals
Waterford Town Hall

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WATERFORD, CT

2026 FEB 10 PM 2:31

February 4, 2026

5:30 PM

Members Present: Chairwoman Cathy Gonyo, Evan Brown, Michelle Kripps, John Morgan
Members Absent: William Herzfeld
Alternates Present: Anne Darling and Warren Mackenzie
Alternates Absent: Jason Kohl
Staff Present: Mark Wujtewicz, Planning Director; Wayne Scott, Zoning Official and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:32pm. A. Darling was seated for W. Herzfeld.

2. APPROVAL OF MINUTES

MOTION: Motion made by M. Kripps, seconded by A. Darling, to approve the minutes of the January 7, 2026 meeting as written.

VOTE: 5-0

3. APPLICATION REVIEW

Application #ZBA-25-4 - Appeal of 1 Point Comfort, LLC, owners and applicants at 37 Oswegatchie Rd, R-20 zone. Variances are requested from zoning regulations: Section 4.4.2 Side Setback and Section 4.4.3, Rear Yard Setback, as shown on plans titled "Coastal Site Plan Prepared for 1 Point Comfort LLC, 37 Oswegatchie Road, Map 102 lots 5856 Waterford, Connecticut" dated September 19, 2024 last revised 11/4/2025. A Coastal Site Plan Review is required in accordance with the Coastal Management Act.

M. Wujtewicz reviewed with the Commission that there needs to be two actions, one action on the variances requested and one action on the CAM Site Plan.

MOTION: Motion made by J. Morgan, seconded by A. Darling, to approve the variance application ZBA-25-4.

VOTE: 5-0

MOTION: Motion made by E. Brown, seconded by J. Morgan, to approve CAM application ZBA-25-4 with conditions 1 through 7 as noted in the staff report (Ex. 11) and to find that the site plan is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.

VOTE: 5-0

4. OLD BUSINESS

Election of Officers

MOTION: Motion made by M. Kripps, seconded by A. Darling, to nominate Cathy Gonyo as Chairperson for the 2026 term.

VOTE: 5-0

MOTION: Motion made by A. Darling, seconded by E. Brown, to nominate John Morgan as Vice Chairperson for the 2026 term.

VOTE: 5-0

5. CORRESPONDENCE

No correspondence was received or discussed.

6. ADJOURNMENT

MOTION: Motion made by M. Kripps, seconded by A. Darling, to adjourn the meeting at 5:41 pm.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary