

MINUTES

Zoning Board of Appeals
Remote Access

December 2, 2020
6:30 PM

Members Present: Joshua. Friedman, Chair Catherine Newlin; Vice Chair; Anne Darling, Secretary; Michele Kripps
Members Absent: Warren Mackenzie
Alternates Present: Jason Maryeski, Darcy Van Ness
Alternates Absent: Danielle McCarty
Staff Present: Jill Pisechko, Zoning Official; Anna Scanlon, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chair Friedman called the meeting to order at 6:30 PM and appointed Darcy Van Ness to sit for Warren Mackenzie.

2. APPROVAL OF MINUTES

MOTION: Motion made by Cathy Newlin seconded by Michele Kripps to approve the minutes of the November 4, 2020 meeting as amended.

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

There were no applications received.

4. PUBLIC HEARING

Application #ZBA-20-8 -Appeal of Harry F. & Judith A. Haynes, Trustees, owners, Harry F. Haynes, applicant, and Brian Florek, LS, agent at 241 Shore Road, R-40 zone. A variance is requested from zoning regulations section 5.4.2- Side yard setback variance of 9.6 feet to allow a side yard setback of 15.4 feet. Variance is required to construct and addition to the existing home as shown on plan entitled "Property Survey Land Belonging to Harry F. & Judith A. Haynes, Trustees 241 Shore Road Waterford, Connecticut" dated 09/30/2020.

Exhibits #1-#4 read into the record as follows:

EXHIBIT 1. Application and Support Material; Dated October 23, 2020

EXHIBIT 2. Site Plan, Dated September 30, 2020

EXHIBIT 3. Certificate of Mailing, Dated November 17, 2020

EXHIBIT 4. Staff Report Memo, Title –Application # ZBA-20-8 Single Family Residential; Setback Variances, Dated November 23, 2020

Brian Florek, LS, Agent addressed the board. Mr. Florek stated that a variance is needed to construct an in-law apartment to the northeast corner of the house because topography of the front yard being so severely sloped. Also chosen because of the bulkhead access to the basement is in the middle of the back of the house. It couldn't be put on the southern end because of access to the garage and then also need a variance as well.

Michele Kripps stated that she looks at the application positively. Jill Pisechko commented on the Staff Report submitted that it was a modest request.

Chairman Friedman asked if there was anyone in the audience who wished to speak regarding this application. Robert Montanari of 243 Shore Road spoke in favor of the application. There was no one to speak against the application. In the application, Exhibit 1, letters were provided from the following: Michael and Karen Doherty of 247R Shore Road; James and Rebecca Stilphen of 1 Jordan Cove Road; Fred Elgersma of 245 Shore Road; Robert Montanari of 243 Shore Road; Anne Viens of 237 Shore Road; all in favor of the application.

There being no further comments or questions, the public hearing was closed at 6:45 PM.

5. OLD BUSINESS

Jason Maryeski was seated for Anne Darling as she recused herself at the previous hearing.

- a. Application #ZBA-20-7** - Appeal of James & June Wino, owners and applicant and Brian Florek, LS, agent at 4 Ellen Ward Road, C-MF zone. Variances are requested from zoning regulations section 8.4- Side yard setback variance of 7.5 feet to allow a side yard setback of 22.5 feet, and 16.1- Minimum Lot Size variance of 3,415 square feet to allow a minimum lot size of 26,585 square feet. Variances are required to fix an overlapping boundary issue discovered on deeds brought forth which did not properly compensate for the residential structures as shown on plan entitled "Lot Line Revisions Survey, Property Belonging to James & June Wino, 4 Ellen Ward Road" dated 10/14/2020.

MOTION: Motion made by Cathy Newlin seconded by Darcy Van Ness, to open Application #ZBA-20-7 for discussion.

Jill Pisechko went over the criteria for the decision contained in Section 27.5 of the Zoning Regulations and how they are related to this application.

MOTION: Motion made by Cathy Newlin seconded by Darcy Van Ness to approve Application #ZBA-20-7 as found in the draft decision and adopt the findings of the staff report as to legal hardship and reasons for variance requested

VOTE: 5-0

Anne Darling was reseated after Motion.

- b. Annual Report Fiscal Year 2020**

MOTION: Motion made by Cathy Newlin seconded by Michele Kripps to approve the Annual Report Fiscal Year 2020.

VOTE: 5-0

- c. Revised 2021 Schedule of Meetings**

Joshua Friedman cannot attend the February meeting as changed to the 10th of February. Cathy Newlin, will attend.

MOTION: Motion made by Michele Kripps seconded by Anne Darling to approve the amended 2021 Schedule of Meetings.

VOTE: 5-0

6. NEW BUSINESS

No new business was discussed.

7. CORRESPONDENCE

No new business was discussed.

8. ADJOURNMENT

MOTION: Motion made by Cathy Newlin seconded by Michele Kripps, to adjourn the meeting at 7:00 PM

VOTE: 5-0

Respectfully Submitted,

Anna Scanlon
Recording Secretary