

MINUTES

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WATERFORD, CT

2023 JAN -5 P 1:32

Zoning Board of Appeals
Waterford Town Hall

ATTEST: *[Signature]* January 4, 2023
TOWN CLERK 5:30 PM

Members Present: Catherine Gonyo, Michelle Kripps, Anne Darling, Warren Mackenzie, John Morgan
Alternates Present: William Herzfeld, Greg Gallup
Alternates Absent: Jason Maryeski
Staff Present: Jill Stevens, Zoning Official, Dawn Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:35.

2. APPROVAL OF MINUTES

MOTION: Motion made by A. Darling, seconded by M. Kripps to approve the minutes of the December 7, 2022 special meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

Application #ZBA-22-11 - Appeal of Michael Dishaw, owner and applicant at 8 Race Rock Road, VR-7.5 zone. Variances are requested from Zoning Regulations Section 6a.6 – Building Height and Section 6a.6 – Lot Coverage. Variances are needed to construct a new single family home.

The following exhibits were entered into the record prior to the meeting:

EXHIBIT 1 - Application and support material
EXHIBIT 2 - Sections 8-23 and 25.68o of the Connecticut General Statutes
EXHIBIT 3 - CT DEEP information regarding Sea Level Rise in Connecticut
EXHIBIT 4 - Property Survey, Land Belonging to: Michael Dishaw, 8 Race Rock Road, Waterford, Connecticut revised through October 29, 2022
EXHIBIT 5 - Preliminary design plans, revised through 6/9/22
EXHIBIT 6 - Legal Notice of Public Hearing published in the Day newspaper on December 21, 2022 and December 28, 2022
EXHIBIT 7 - Hearing notification letter sent to applicant dated December 8, 2022 along with certificates of mailing

W. Mackenzie recused himself from this application. Chairwoman Gonyo sat G. Gallup in his place.

Attorney William Sweeney, representing the applicant, addressed the Board. He submitted into the record as Exhibit 8 a packet of information which he reviewed with the Board. He noted that the subject property is currently not in the FEMA flood zone, but the applicant wants to address

the potential of the flood zone being moved onto his property. He noted that the house that was on the site had been demolished.

Attorney Sweeney reviewed the requested variances and proposed house design, noting that the applicant is proposing to elevate the structure to address the future impending flood plain.

Board members had questions regarding past flooding in the area, and the size of the proposed house.

Chairwoman Gonyo asked if there was anyone in the audience who wished to speak regarding this application.

Attorney William McCoy stated that his family has owned the adjoining property at 10 Race Rock for many years, and submitted as Exhibit 9 a photograph of the house that used to be at 8 Race Rock. He noted that there has never been a flooding issue on either property, and feels that the requested variances are excessive and self-created. He stated that the potential for FEMA requirements is not a hardship.

Attorney Sweeney stated that the Board must look at the site as a vacant lot, not what was there before.

Chairwoman Gonyo closed the public hearing at 6:34.

4. OLD BUSINESS

There was no old business

5. NEW BUSINESS

There was no new business discussed.

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by A. Darling, seconded by J. Morgan, to adjourn the meeting at 6:36.

VOTE: 5-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary