

MINUTES

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WATERFORD, CT.
2022 SEP -8 AM 9:52

Zoning Board of Appeals
Waterford Town Hall

September 7, 2022

6:30 PM

TOWN CLERK

Members Present: Catherine Gonyo, Michelle Kripps, Warren Mackenzie, John Morgan
Members Absent: Anne Darling
Alternates Present: William Herzfeld
Alternates Absent: Jason Maryeski, Greg Gallup
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 6:30, and appointed W. Herzfeld to sit for A. Darling.

2. APPROVAL OF MINUTES

MOTION: Motion made by M. Kripps, seconded by J. Morgan to approve the minutes of the August 3, 2022 meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

Application #ZBA-22-8 - Appeal of Jeffrey Meninno, owner and applicant at 212 Shore Road, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1, Front Yard Setback, Section 4.4.2, Side Yard Setback and 4.4.3, Rear Yard Setback, as shown on plans titled "Property Survey, Land Belonging to: Jeffrey A. Meninno".

The following exhibits were submitted prior to the meeting:

EXHIBIT 1 - Application and support material
EXHIBIT 2 - Property Survey, Land Belonging to: Jeffrey A. Meninno, 212 Shore Road dated July 30, 2022
EXHIBIT 3 - Photographs, existing & proposed plans
EXHIBIT 4 - Notice of Grant of Variance for #ZBA-2011-004 filed on the land records on June 30, 2011
EXHIBIT 5 - Plan titled "Zone Compliance Map, Property Belonging to Carol D. Miller, 212 Shore Road" dated April 4, 2011
EXHIBIT 6 - Legal Notice of Public Hearing published in the Day newspaper on August 24, 2022 and August 31, 2022
EXHIBIT 7 - Hearing notification letter sent to applicant dated August 11, 2022 along with certificates of mailing

Chairwoman Gonyo opened the public hearing. Applicant Jeffrey Meninno and his wife Karla Butterfield reviewed the requested variances as noted in the application material (Exhibit 1). They noted that a previous variance was granted for this property to construct an addition (Exhibit 4), but the addition was never constructed.

Chairwoman Gonyo asked if there was anyone in the audience who wished to speak either for or

against the application.

Charles Appleby of 212R Shore Road stated concerns that the proposal will have an effect on his property. Chairwoman Gonyo stated that the requested variance is for 212 Shore Road only.

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

4. OLD BUSINESS

Application #ZBA-22-7 - Appeal of Renee Burrus, owner, Peter Springsteel, applicant, at 18 Point Comfort Road, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1, Front Yard Setback, as shown on plans titled "Burrus Residence, New Single Family Residence" dated April 24, 2022. A Coastal Area Management review is required.

MOTION: Motion made by J. Morgan, seconded by M. Kripps, to approve Application #ZBA-22-7.

VOTE: 4-0-1, W. Herzfeld abstaining.

5. NEW BUSINESS

Chairwoman Gonyo asked if the Board would consider changing days or times of future meeting. This item will be discussed further at the next meeting.

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by W. Herzfeld, seconded by M. Kripps, to adjourn the meeting at 6:55

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary