

MINUTES

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WATERFORD, CT

2022 AUG -9 AM 8:26

Zoning Board of Appeals
Waterford Town Hall

August 3, 2022

6:30 PM

TOWN CLERK

Members Present: Catherine Gonyo, Michelle Kripps, Anne Darling, Warren Mackenzie, John Morgan
Alternates Present: Greg Gallup
Alternates Absent: Jason Maryeski, William Herzfeld
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.

2. APPROVAL OF MINUTES

MOTION: Motion made by A. Darling, seconded by M. Kripps to approve the minutes of the July 13, 2022 meeting as written.

VOTE: 4-0-1, C. Gonyo abstaining

3. PUBLIC HEARING

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.

Chairwoman Gonyo opened the public hearing and read the following exhibits into the record:

EXHIBIT 1 - ZBA application and support material
EXHIBIT 2 - CAM application
EXHIBIT 3 - Property Survey, Land Belonging to Renee Burrus, 18 Point Comfort Road, Waterford, Connecticut
EXHIBIT 4 - Plan titled "Burrus Residence, New Single Family Residence, 18 Point Comfort Road, Waterford, Connecticut" dated April 24, 2022
EXHIBIT 5 - Referral letter to Karen Michaels, DEEP/Land & Water Resources Division dated June 28, 2022
EXHIBIT 6 - Legal Notice of Public Hearing published in the Day newspaper on July 20, 2022 and July 27, 2022
EXHIBIT 7 - Hearing notification letter sent to applicant dated July 14, 2022 along with certificates of mailing
EXHIBIT 8 - ZBA & CAM Statement of Use
EXHIBIT 9 - Coastal Site Plan Review Comments Checklist
EXHIBIT 10 - Letters of support
EXHIBIT 11 - e-mail correspondence
EXHIBIT 12 - Revised Coastal Site Plan Review Comments Checklist

Attorney Joseph Williams, representing the property owner, reviewed the requested variances.

Architect Peter Springsteel reviewed the current and proposed site plan, noting that they are proposing to remove the existing non-conforming structure on the site and construct a new 2-story structure upland from the steep coastal feature on the site.

Attorney Williams submitted as Exhibit 13 an aerial photograph of the site, and as Exhibit 14 a copy of a text message in support of the application. He noted that approval of the requested variances would eliminate several current non-conformities on the site.

P. Springsteel reviewed and submitted into the record as Exhibit 15 a plan comparing the buildable area per setbacks to the buildable area with the coastal setback.

Chairwoman Gonyo asked if there were any questions or comments from the Commission or public. There being no additional questions or comments, the public hearing was closed at 7:05.

4. OLD BUSINESS

Application #ZBA-22-6 - Appeal of Mark & Patricia Hale, owners and applicants at 11 Riverside Drive, R-20 zone. Variances are requested from zoning regulations: Section 4.4.2, Side Yard Setback, as shown on plans titled "Property Survey, Land Belonging to: Mark H. & Patricia M. Hale" dated 5/18/22.

Chairwoman Gonyo recused herself from this application and appointed G. Gallup to be seated.

MOTION: Motion made by J. Morgan, seconded by G. Gallup, to approve Application #ZBA-22-6.

VOTE: 5-0

5. NEW BUSINESS

There was no new business.

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by G. Gallup, seconded by M. Kripps, to adjourn the meeting at 7:08.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary