

MINUTES

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JUL 13 2022

2022 JUL 14 AM 9:04

Zoning Board of Appeals
Waterford Town Hall

July 13, 2022
6:30 PM

TOWN CLERK

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chairwoman Kripps called the meeting to order at 6:32, and appointed G. Gallup to sit for Chairwoman Gonyo.

2. APPROVAL OF MINUTES

MOTION: Motion made by A. Darling, seconded by J. Morgan to approve the minutes of the June 1, 2022 meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

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.

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

EXHIBIT 1 - Application and support material
EXHIBIT 2 - Property Survey, Land Belonging to: Mark H. & Patricia M. Hale revised to May 18, 2022
EXHIBIT 3 - Existing Conditions plan dated 4/25/22
EXHIBIT 4 - Photographs of staircase
EXHIBIT 5 - Legal Notice of Public Hearing published in the Day newspaper on July 1, 2022 and July 6, 2022
EXHIBIT 6 - Hearing notification letter sent to applicant dated June 22, 2022 along with certificates of mailing
EXHIBIT 7 - Letters of support

Surveyor Brian Florek and applicant Mark Hale reviewed the requested variances.

Acting Chairwoman Kripps asked if any members of the audience wished to speak for or against the application. There being no public comments, the public hearing was closed at 6:45.

4. OLD BUSINESS

Application #ZBA-22-5 - Appeal of Mehak Realty, LLC, owner and applicant at 118 Boston Road, C-G zone. Variances are requested from zoning regulations: Section 20.3.d, Parking Spaces; Section 8.4.1, Front Yard Setback; Section 8.4.3, Rear Yard Setback; Section 8.4.1, Front Yard Setback (for canopy), as shown on plans titled "Variance Plan, Convenience Store and Fueling Station Additions" dated 5/2/22.

MOTION: Motion made by A. Darling to deny Application #ZBA-22-5 due to the increase in traffic, referencing Section 27.5.c of the Zoning Regulations.

The Board members discussed the motion.

VOTE: 1-4, M. Kripps, A. Darling, W. Mackenzie, J. Morgan & G. Gallup opposing.
Motion fails

MOTION: Motion made by W. Mackenzie to approve Application #ZBA-22-5 pursuant to Section 27.5.b of the Zoning Regulations.

VOTE: 4-1, A. Darling opposing

5. NEW 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.

J. Stevens stated that the above application is scheduled for the August 3, 2022 meeting, and an additional application has been received and will be scheduled for the September 7, 2022 meeting.

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by J. Morgan, seconded by G. Gallup, to adjourn the meeting at 6:57.

VOTE: 5-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary