

MINUTES

RECEIVED FOR RECORD
WATERFORD, CT

2025 MAY 12 A 9:30

May 7, 2025
5:30 PM

Zoning Board of Appeals
Waterford Town Hall

ATTEST: *Doreen L. Gonyo*
TOWN CLERK

Members Present: Chairwoman Cathy Gonyo, Anne Darling, Michelle Kripps, John Morgan, William Herzfeld
Alternates Present: Jason Kohl
Alternates Absent: Greg Gallup
Staff Present: Jonathan Mullen, Planning Director; Wayne Scott, Zoning Official; Dawn Choisy, Recording Secretary
Also Present: Town Attorney Robert Avena

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:30. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by W. Herzfeld, seconded by M. Kripps, to approve the minutes of the April 2, 2025 meeting as written.

VOTE: 5-0

3. CONTINUED PUBLIC HEARING

Application #ZBA-25-3 - Appeal of Kevin Reilly, owner, Chris Ida, applicant at 6 Norman Street, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1, Front Yard Setback, as shown on plans titled "Boundary Survey – Lot Line Modification" dated July 15, 2021.

Chairwoman Gonyo stated that a request to continue the public hearing to the June 4, 2025 meeting was received.

4. OLD BUSINESS

Application #ZBA-25-2 - Appeal of Russell & Martha Krebs, owners and applicants at 15 Division St, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1, Front Yard Setback and Section 4.4.2, Side Yard Setback, as shown on plans titled "Zoning Location Survey, Property of Russell Krebs & Martha Krebs for property located at 15 Division Street" dated March 6, 2025.

MOTION: Motion made by J. Morgan, seconded by W. Herzfeld to approve application #ZBA-25-2 with the condition that the proposed carport not be enclosed.

VOTE: 5-0

5. OTHER BUSINESS

To Consider and Act on a proposal to settle the court case entitled 'Callard, Trustee, vs Waterford ZBA, 4 Ridgewood Avenue' by granting two variances as shown in the attached proposed stipulated judgement.

Chairwoman Gonyo recused herself from this item and left the meeting. A. Darling took over the chair, and seated J. Kohl for Chairwoman Gonyo.

Attorney Avena reviewed the proposed Stipulation for Judgement and attached site plan with the Board. (Stipulation and site plan attached to minutes). He stated that the note stating "10' Easement to be Conveyed by the Town of Waterford for Maintenance of the Proposed House" has to be removed from the plan.

MOTION: Motion made by J. Kohl, seconded by A. Darling, to approve the Stipulated Judgement with the note stating "10' Easement to be Conveyed by the Town of Waterford for Maintenance of the Proposed House" be removed from the plan.

VOTE: 5-0

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by W. Herzfeld, seconded by J. Kohl, to adjourn the meeting at 5:53.

VOTE: 5-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary

DOCKET NO: KNL-CV-23-6063980-S : SUPERIOR COURT
MARYSE CALLARD, TRUSTEE C/O : J.D. OF NEW LONDON
GEORGE SZDLOWSKI
v. : AT NEW LONDON
ZONING BOARD OF APPEALS IN THE TOWN : MAY ___, 2025
OF WATERFORD, ET AL

STIPULATION FOR JUDGMENT

The parties in the above-referenced matter hereby stipulate to the following
Judgment:

1. Judgment may enter in favor of the Plaintiff for two variances as follows:
 - a. A variance to permit the eastern side yard to be a distance of **5 feet**, 15 feet is required.
 - b. A variance to permit the front yard setback to be **15 feet**, 30 feet is required.

A specific condition of said variances is they are for construction of a single family home with a footprint of 825 square feet, as shown on the attached hereto as Exhibit A, which shall be recorded on the land records along with the two variances stated above.

THE PLAINTIFF,
MARYSE CALLARD, TRUSTEE
c/o GEORGE S. ZDLOWSKI

THE DEFENDANTS,
ZONING BOARD OF APPEALS IN THE
TOWN OF WATERFORD and
TOWN OF WATERFORD

By: _____
Gordon Videll, Esquire
Synodi & Videll, LLC
65 Boston Post Road
Waterford, CT 06385
Tel: 860-460-7424
Juris #: 417803
His Attorney

By: _____
Robert A. Avena, Esquire
Suisman, Shapiro, Wool, Brennan, Gray
& Greenberg, P.C.
20 South Anguilla Road, P.O. Box 1445
Pawcatuck, CT 06379
Tel.: (860) 650-8008
Juris #: 062114
Their Attorney

EXHIBIT A

③ SEC. 6A.6 - THE FRONT Y.
AVERAGE OF THE SETBACK:
THE SINGLE INFILL LOT. THI
AS FOLLOWS:

FROM

#6 RIDGEWOOD AVE
#4 SHORE DRIVE

AVERAGE
THEREFORE SETBACK WITH
OF 30'. WHERE THERE ARE
15'

R=225.00'
L=61.99'
T=31.19'
 $\Delta=15^{\circ}47'08''$
CH=61.79'
N $62^{\circ}07'20''$ E

RAIN BARRELL
SEE SD NOTE 10

NOTE 10
10' EASEMENT TO BE CONVEYED
BY THE TOWN OF WATERFORD
FOR MAINTENANCE OF THE
PROPOSED HOUSE

BITUMINOUS DRIVEWAY

BUILDING WALLS

— ROOF OVERHANG

NEW 825 SQ FT HOUSE
FF=17.0

WOOD

TOPSOIL
STOCKPILE

LIMIT OF COAST
RESOURCE
ESTUARINE
EMBAYMENTS

LAT: 41°18'35.4"
LON: 72°06'08.3

COASTAL JURISDICTION LINE
EL=2.1

NEW WATER
CONNECTION
DEVELOPMENT
NOTE 9

.NT

SEWER

RESET COND

W
D -
S

FRONT

NEW CONCRETE
SIDEWALK

BUILDING WALLS

ENTRY STAIRWAY -

AREA OF SPARTINA

~CING