

MINUTES

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WATERFORD, CT

2025 APR -8 | A 9:33

April 2, 2025
5:30 PM

Zoning Board of Appeals
Waterford Town Hall

ATTEST: *Diana L. Campos*
TOWN CLERK

Members Present: Chairwoman Cathy Gonyo, Anne Darling, Michelle Kripps, John Morgan, William Herzfeld
Alternates Present: Greg Gallup, Jason Kohl
Staff Present: 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 5:35. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by W. Herzfeld, seconded by M. Kripps, to approve the minutes of the March 12, 2025 meeting as written.

VOTE: 4-0-1, A. Darling abstaining.

3. PUBLIC HEARING

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.

The following exhibits were previously submitted:

- EXHIBIT 1 - Application and support material
- EXHIBIT 2 - Plan titled "Zoning Location Survey, Property of Russell Krebs & Martha Krebs" dated March 6, 2025
- EXHIBIT 3 - Legal Notice of Public Hearing published in the Day newspaper on March 19, 2025 and March 26, 2025
- EXHIBIT 4 - Hearing notification letter sent to applicant dated March 14, 2025 along with certificates of mailing
- EXHIBIT 5 - Letter dated March 6, 2025 to Chairperson Cathy Gonyo from Mathew G. Greene, Esq.
- EXHIBIT 6 - Letter dated March 26, 2025 to the Zoning Board of Appeals from Gail Googins, Kimberly Googins and Kevin Johnson
- EXHIBIT 7 - Letter dated March 27, 2025 to the Zoning Board of Appeals from Charles & Claudette Hickey

Attorney Mathew Greene, representing the applicants, reviewed information contained in his letter to the Board chair (Exhibit 5) including requested variances & hardship claimed. He reviewed the site plan submitted (Exhibit 2).

Attorney Greene reviewed how the proposal complies with Section 27.5 of the Zoning

Regulations.

A. Darling asked if the garage had been built. Attorney Greene replied that the previous application was denied by the Board.

Board members had questions regarding how the proposed carport was going to be built, and if it will be open. Attorney Greene replied that it will be open.

Attorney Avena asked for clarification of the requested variances. Attorney Greene reviewed the requested variances. Three variances from Section 4.4.1 are requested: one of 37 feet for an enclosed entrance, a 5 foot variance to build a deck in the rear of the house and a 30 foot variance for a carport. One variance from Section 4.4.2 is requested to reduce the side yard setback from 20 feet to 11 feet.

Attorney Avena reviewed section 24.4 of the Zoning Regulations.

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

Charles Hickey of 17 Division Street spoke in favor of the application, and noted that he submitted a letter in favor into the record (Exhibit 7).

Pat Roggero of 11 Division Street spoke in favor of the application.

Sylvia Stevens of 12 Division stated she is not opposed to the application.

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

Kimberly Googins, 29 Wintergreen Drive, Quaker Hill, also the owner of 184 Shore Road, noted that she previously entered a letter into the record (Exhibit 6), and submitted into the record as Exhibit 8 the plan that was previously denied, as Exhibit 9 the current proposal and as Exhibit 10 photographs of the site. She stated that she is against the application.

There being no further comments or questions, the public hearing was closed at 6:30.

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 opened the public hearing, and stated that a request had been received from the applicant to continue the hearing to the May 7, 2025 meeting.

4. OLD BUSINESS

Application #ZBA-25-1 - Appeal of A Beautiful Real Estate LLC, owner and applicant for property located at 14 Bella Vista Street, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1 - front yard setback, 4.4.2 - side yard setback and 4.4.3 - rear yard setback as shown on plans titled "Zoning Location Survey" dated February 3, 2025.

Chairwoman Gonyo seated G. Gallup and J. Kohl for A. Darling and M. Kripps, who were not seated for the public hearing.

MOTION: Motion made by G. Gallup, seconded by W. Herzfeld, to approve Application #ZBA-25-1.

Board members discussed approval of the variance, but with a smaller footprint. Attorney Avena stated that the Board can approve with modifications to allow a smaller footprint area.

AMENDED MOTION: Amended motion made by Chairwoman Gonyo, seconded by G. Gallup to approve Application #ZBA-25-1 with the following modifications.

1. Rear Yard Setback, modify to 25 feet (applicant requested a 23 foot rear yard setback)
2. East Side Setback, modify to an 8 foot variance (applicant requested a 10 foot variance)
3. West Side Setback, modify to a 7 foot variance (applicant requested a 9 foot variance)
4. Front Yard Setback – no modification, approve 19' as requested.

REASON: Meets the criteria of Section 27.5, and is in keeping with neighborhood.

VOTE ON AMENDED MOTION: 4-1, J. Kohl voting against

5. CORRESPONDENCE

No correspondence was received.

6. ADJOURNMENT

MOTION: Motion made by G. Gallup, seconded by W. Herzfeld, to adjourn the meeting at 7:03.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary