

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

**AGENDA
SPECIAL MEETING
(AMENDED)***

**Zoning Board of Appeals
Remote Access**

August 6, 2020
3:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/84046809321>

Meeting ID: 840 4680 9321

One tap mobile

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+(Chicago)

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<https://www.waterfordct.org/planning-development/pages/zba-virtual-meeting>

- 1. CALL TO ORDER/APPOINTMENT OF ALTERNATES**
- 2. APPROVAL OF THE JULY 9, 2020 MEETING MINUTES**
- 3. RECEIPT OF APPLICATIONS**
- 4. PUBLIC HEARING**

Application #Z-20-2 - Appeal of Rydan, LLC., owner and applicant; James Bernardo, LS, agent at 52 R Millstone Road West, R-20 zone. Variances are requested from zoning regulations section 4.4.1—Front yard setback variance of 37 feet to allow a front yard setback of 13 feet. Section 4.4.2 Side yard setback variance of 12 feet to allow a side yard setback of 8 feet. Variances are required to construct single family dwelling as proposed on plan entitled "Zoning Location Survey, Property of RYDAN, LLC for property located at 52R Millstone Road West" dated June 1, 2020.

** Amended items are numbers 3, 4, 5, 6, 7, 8 and 9*

Application #ZBA-20-3 - Appeal of Michael Kempinski & Dawn Pusey-Kempinski, owners and applicant and James Bernardo, LS, agent at 25 Riverside Drive, R-20 zone. Variances are requested from zoning regulations section 4.4.1—Front yard setback variance of 10 feet to allow a front yard setback of 40 feet. Section 4.4.2 Side yard setback variance of 8 feet to allow a side yard setback (south) of 12 feet. Section 4.4.2 Side yard setback variance of 8 feet to allow a side yard setback (north) of 12 feet. Variances are required to construct single family dwelling as proposed on plan entitled "Boundary and Topographic Survey, Property of Michael Kempinski & Dawn Pusey-Kempinski for property located at 25 Riverside Drive" dated April 4, 2020. A COASTAL SITE PLAN REVIEW IS REQUIRED IN ACCORDANCE WITH THE COASTAL MANAGEMENT ACT

5. APPLICATION REVIEWS

Application #Z-20-2 - Appeal of Rydan, LLC., owner and applicant; James Bernardo, LS, agent at 52 R Millstone Road West, R-20 zone. Variances are requested from zoning regulations section 4.4.1—Front yard setback variance of 37 feet to allow a front yard setback of 13 feet. Section 4.4.2 Side yard setback variance of 12 feet to allow a side yard setback of 8 feet. Variances are required to construct single family dwelling as proposed on plan entitled "Zoning Location Survey, Property of RYDAN, LLC for property located at 52R Millstone Road West" dated June 1, 2020

Application #ZBA-20-3 - Appeal of Michael Kempinski & Dawn Pusey-Kempinski, owners and applicant and James Bernardo, LS, agent at 25 Riverside Drive, R-20 zone. Variances are requested from zoning regulations section 4.4.1—Front yard setback variance of 10 feet to allow a front yard setback of 40 feet. Section 4.4.2 Side yard setback variance of 8 feet to allow a side yard setback (south) of 12 feet. Section 4.4.2 Side yard setback variance of 8 feet to allow a side yard setback (north) of 12 feet. Variances are required to construct single family dwelling as proposed on plan entitled "Boundary and Topographic Survey, Property of Michael Kempinski & Dawn Pusey-Kempinski for property located at 25 Riverside Drive" dated April 4, 2020. A COASTAL SITE PLAN REVIEW IS REQUIRED IN ACCORDANCE WITH THE COASTAL MANAGEMENT ACT

6. OLD BUSINESS

7. NEW BUSINESS

8. CORRESPONDENCE

9. ADJOURNMENT