

MINUTES

Zoning Board of Appeals
Remote Access

August 6, 2020
3:00 PM

RECEIVED FOR RECORD
WATERBURY, CT
AUG 11 AM 9:02

Members Present: Josh Friedman, Chair; Michele Kripps
Members Absent: Cathy Newlin, Vice Chair; Anne Darling, Secretary; Warren Mackenzie,
Alternates Present: Jason Maryeski; Darcy Van Ness
Alternates Absent: Danielle McCarty
Staff Present: Jill Pisechko, Zoning Official; Mark Wujtewicz, Planner; Robert Avena,
Esq., Town Attorney; Anna Scanlon, Recording Secretary;

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chair Friedman called the meeting to order at 3:00 PM and appointed Jason Maryeski to sit for Anne Darling and Darcy Van Ness to sit for Warren Mackenzie.

2. APPROVAL OF MINUTES

MOTION: Motion made by Michele Kripps seconded by Darcy Van Ness to approve the minutes of the July 9, 2020 meeting as written.

VOTE: 4-0

3. 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.

Robert Avena, Town Attorney, addressed the meeting: As still under emergency order from the tropical storm and more than 20 percent of Waterford is still out of power internet, and some cases cell phone service therefore suggested a continuance until the next Special Meeting to be held on Thursday, August 13, 2020 at 3:00 PM.

MOTION: Motion made by Michele Kripps seconded by Jason Maryeski to continue for August 13, 2020 Special Meeting at 3:00 PM.

VOTE: 4-0

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

Robert Avena, Town Attorney, addressed the meeting: Stated that the public hearing for this application is now opened. Due to the same circumstances of the emergency order, suggested a continuance until the Special Meeting to be held on Thursday, August 13, 2020 at 3:00 PM.

MOTION: Motion made by Michele Kripps seconded by Jason Maryeski to continue for August 13, 2020

VOTE: 4-0

4. APPLICATION REVIEW

No applications were reviewed.

5. OLD BUSINESS

No old business was discussed.

6. NEW BUSINESS

No new business was discussed.

7. CORRESPONDENCE

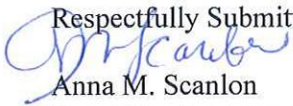
No new correspondence was discussed.

8. ADJOURNMENT

MOTION: Motion made by Jason Maryeski, seconded by Darcy Van Ness to adjourn meeting at 3:11 PM.

VOTE: 4- 0

Respectfully Submitted,



Anna M. Scanlon
Recording Secretary