

MINUTES
Special Meeting
Remote Access

Zoning Board of Appeals
Waterford Town Hall

July 9, 2020
3:00 PM

Members Present: Cathy Newlin, Chair, Joshua Friedman, Warren Mackenzie,
Michele Kripps
Members Absent: Anne Darling
Alternates Present: Jason Maryeski
Alternates Absent: Danielle McCarty, Darcy Van Ness
Staff Present: Abby Piersall Planning Director, Jill Pisechko, Zoning Official,
Mark Wujtecwicz, Planner; Anna Scanlon, Recording Secretary

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WATERFORD CT
2020 JUL 14 PM 12:09

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chair Newlin called the meeting to order at 3:02 PM and appointed J. Maryeski to sit for A. Darling.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Friedman seconded by M. Kripps, to approve the minutes of the May 07, 2020 meeting as written.

VOTE: 5-0

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 13 feet. Section 4.4.2 Side yard setback variance 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

Agent, James Bernardo, LS, representing the Wadsworth Family, addressed the board. He stated that the variances are needed in order to construct a single family home on the property. The buildable area defined by setbacks is not adequate to locate a house on the property.

Exhibits #1 - #11 were previously submitted into the record.

W. Mackenzie noted that the variances requested on the Application did not correspond with those noted on the published Public Notice.

After review of the Public Notice and Application, it was decided to continue the Public Hearing in order to publish the corrected Public Notice.

MOTION: Motion made by W. Mackenzie, seconded by J. Friedman to continue the Public Hearing for Application#Z-20-2 to the August 6, 2020 meeting.

VOTE: 5-0

4. 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 13 feet. Section 4.4.2 Side yard setback variance 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

The Public Hearing has been continued to the August 6, 2020 meeting.

5. TO VOTE: NEW OFFICERS

MOTION: J. Friedman nominated himself for the office of Chair, seconded by W. Mackenzie

VOTE: 5-0

MOTION: J. Friedman nominated C. Newlin for the office of Vice Chair, seconded by M. Kripps

VOTE: 5-0

6. OLD BUSINESS -

No old business was discussed.

7. NEW BUSINESS

No new business was discussed.

8. CORRESPONDENCE

No new correspondence was discussed.

9. ADJOURNMENT

MOTION: Motion made by M. Kripps, seconded by J. Friedman to adjourn the meeting at 3:21 PM

VOTE: 5-0

Respectfully Submitted,



Anna Scanlon
Recording Secretary