

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

AGENDA

**Zoning Board of Appeals
Waterford Town Hall**

**May 7, 2025
5:30 PM**

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES

2. APPROVAL OF THE April 2, 2024 MEETING MINUTES

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.

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.

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 court judgement

6. CORRESPONDENCE

7. ADJOURNMENT

RECEIVED FOR RECORD
WATERFORD, CT
2025 MAY -2 A 8:51
ATTEST: *[Signature]*
TOWN CLERK

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.

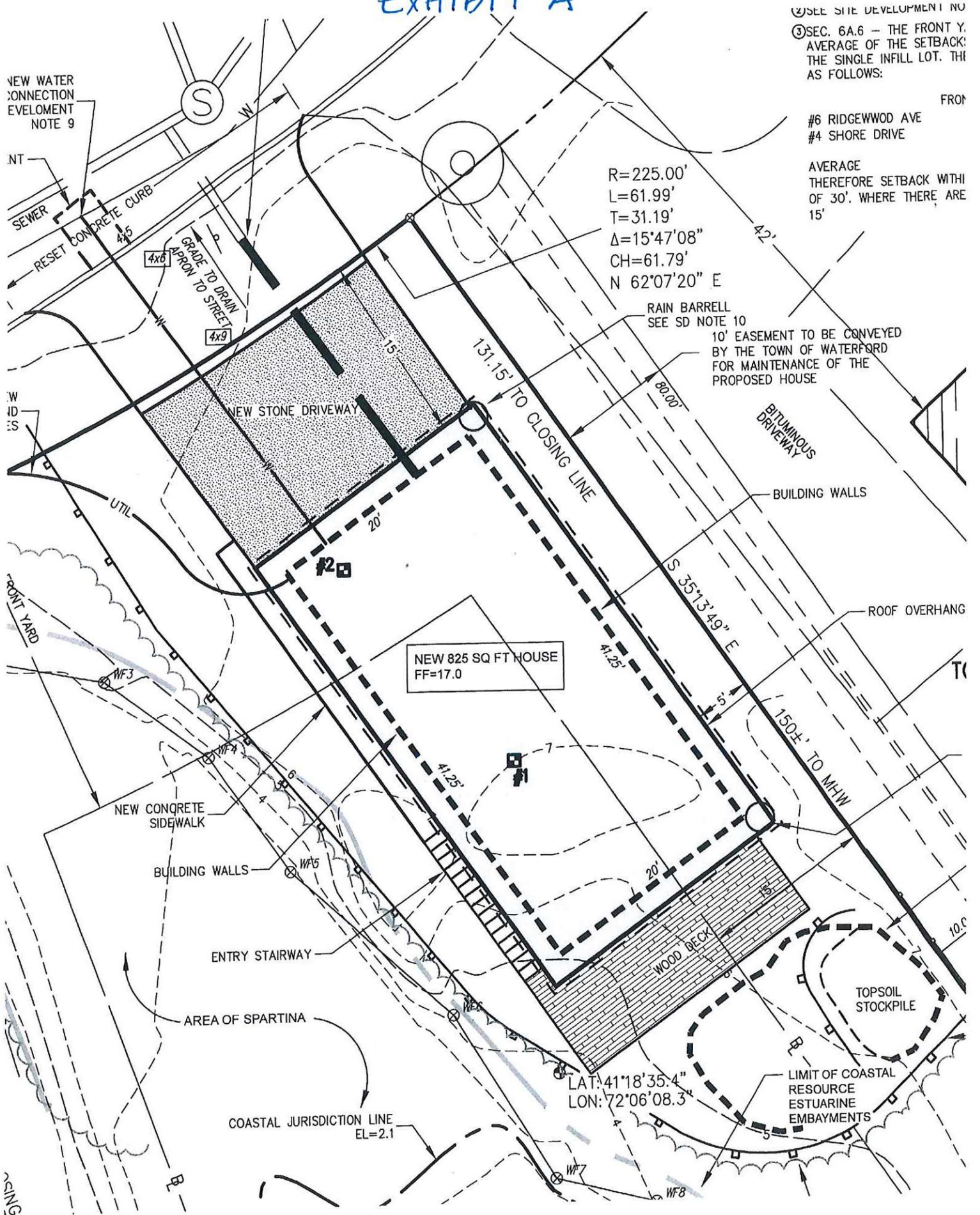
THE PLAINTIFF,
MARYSE CALLARD, TRUSTEE
c/o GEORGE S. ZDLOWSKI

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



MINUTES

RECEIVED FOR RECORD
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



Town of Waterford

Department of Planning and Development
www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Variance Application to the Zoning Board of Appeals

Property Address: 6 NORMAN STREET

1. Type of Variance Application(s) (Check all that apply)

- | | | |
|---|--|---|
| ☒ Residential | ☐ CAM Residential | ☐ Location of Approval DMV |
| ☐ Other Residential | ☐ CAM Non-Residential | ☐ Other: _____ |
| ☐ Non-Residential | | |

2. Owner(s) of Record (As listed on deed)

Name: KEVIN KELLY Telephone#: 860 802-8073
Address: 86 CHASE LANE Cell Phone#: 860 959-215-8157
City/State: WATERFORD CT Email: KEVELS69@GMAIL.COM

3. Applicant Information

Name: CHRIS IRA Telephone#: 860 334 7119
Address: 414 SLOAN RD Cell Phone#: 860 334 7119
City/State: NORMAN CT Email: CHRISIRACAT.NET

4. Agent Information

Name: CHRIS IRA Telephone#: 860 334-7119
Address: 414 SLOAN RD Cell Phone#: 860 334-7119
City/State: NORMAN CT Email: CHRISIRACAT.NET

5. Application Request Type

I/We hereby apply for:

Variance from the Zoning Regulations ☒

Repairer's/Dealer's License ☐

6. Parcel InformationMap/Block/Lot: 36/E/9 1/1 Street No. & Name: 6 NOLMAN STREETApproximate Size SF/AC: 23951/.55 Date acquired: 10/13/2020 Zone(s): R-20Deed recorded in Waterford Land Records Volume Number: 1471 Page(s): 286Located on the side WEST of CLARK LANE, 98 feet
(N, S, E, W) (STREET)WEST from the intersection of CLARK LANE and NOLMAN ST.
(N, S, E, W) (STREET) (STREET)

The variance relates to (please check one):

Use: ☐ Area: ☐ Frontage: ☐ Yards/Setbacks: ☒ Signs: ☐ Dealer/Repairer: ☐**7. Zone District**

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	10,000	23951	23951
MINIMUM FRONTAGE	50	99.72	99.72
MINIMUM FRONT YARD	50	0	25
MINIMUM SIDE	20	0	20
MINIMUM REAR YARD	50	0	100
MAXIMUM BUILDING COVERAGE	25%	0	10%
MAXIMUM BUILDING HEIGHT	35	0	30
MINIMUM PARKING SPACES		0	2

8. Under what section(s) of the Zoning Regulations is the appeal based?

Attach additional sheet if necessary

4.4.1

9. Specifically state amount of variance or action Board is requested to take:

Attach additional sheet if necessary

REQUEST to REDUCE FRONT YARD SETBACK to 25 feet.

10. What is the hardship claimed? See Sections 27.4 and 27.5 of the Zoning Regulations

SEE ATTACHED

11. Has/Have any previous appeal(s) been filed in connection with these premises during the past ten calendar years?

Yes ☐

No ☒

If yes, _____ and _____
Date(s) Appeal Number(s)

12. Coastal Area Management Boundary

Is the property within the Coastal Area Management Boundary?

Yes ☐

No ☒

Is a CAM report required?

Yes ☐

No ☐

If yes, is the report attached?

Yes ☐

No ☐

If No, note the exempt section(s) of Zoning Regulations _____

13. Owner, Applicant and/or Agent Acknowledgement

By signing below, the Owner and Applicant hereby grant the Waterford Zoning Board of Appeals and its authorized agents, including the Zoning Enforcement Officer, and Town Public Works Staff, the right to enter the premises, subject of the application, to inspect and verify the information contained in the variance application.

I/We hereby depose and say that all the above statements and the statements contained in any papers submitted herewith are true to the best of my knowledge and belief.

KHR.

Signature of Owner

3/5/25

Date

CLM. IL

Signature of Applicant/Agent

2/28/25

Date

RECEIVED

MAR 17 2025

Planning & Development
Town of Waterford, CT

Return to:

Kevin Reilly

86 Clark Lane

Waterford, CT

06285

STATUTORY EXECUTOR'S DEED

I, LOUIS P. BOVE, of 871 Chester Drive, Pottstown, Pennsylvania 19465, duly qualified and authorized executor of the Last Will and Testament of **ELIZABETH L. BOVE** late of Waterford, Connecticut, pursuant to the power granted to me by Article Fifth of the Last Will and Testament of **ELIZABETH L. BOVE**, dated December 11, 2013, and duly accepted by the Probate Court for the New London Probate District on January 2, 2020, for consideration of \$266,000.00 (Two hundred sixty six thousand and no/100's dollars) paid,

grant and convey to **KEVIN REILLY** of 22 Rock Ridge Road, Waterford, Connecticut,

with **EXECUTOR'S COVENANTS**,

those certain pieces or parcels of land known as 86 Clark Lane, Waterford, Connecticut, and 6 Norman Street, Waterford, Connecticut, both being more particularly described on Schedule A, attached hereto and incorporated herein.

The premises are being conveyed subject to the following:

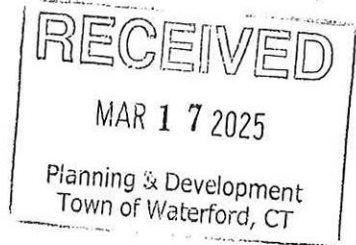
1. Any and all provisions of any municipal regulation or ordinance, and any federal, state, local public or private laws, with special reference to the provisions of any zoning rules and regulations governing the subject premises.
2. Taxes due the Town of Waterford, Connecticut on the List of October 1, 2019 hereinafter becoming due and payable and all subsequent taxes or water charges hereinafter becoming due and payable, which the Grantee by acceptance of this Deed, assumes and agrees to pay.
3. Easements, agreements and restrictions as of record may appear

\$
\$

State Conveyance
Town Conveyance

1995.
665.

[Signature]
Town Clerk, Waterford

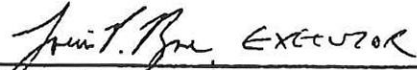


Signed this 8 day of October, 2020.

Witnessed by:






LOUIS P. BOVE, Executor
Of the Estate of Elizabeth L. Bove

STATE OF PENNSYLVANIA)

COUNTY OF CHESTER)

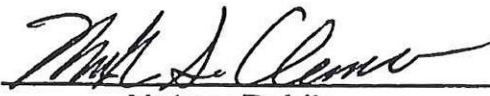
) ss:

On this the 8th day of October, 2020, before me, the undersigned officer, personally appeared LOUIS P. BOVE of Pottstown, Pennsylvania, satisfactorily proven to me to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof, I hereunto set my hand.

Commonwealth of Pennsylvania

Notarial Seal
MARK S CLEMENS - Notary Public
NORTH COVENTRY TWP, CHESTER COUNTY
My Commission Expires Jul 12, 2021


Notary Public

My Commission

Expires: 07/12/2021

SCHEDULE A

RECEIVED

MAR 17 2025

Planning & Development
Town of Waterford, CT

certain tracts of land in the Town of Waterford, State of Connecticut, more particularly bounded and described as follows:

PARCEL ONE: That certain lot of land with the buildings thereon standing, situated in said Town of Waterford, and bounded as follows: Commencing at its northeast corner adjoining land formerly of Reuben Moore; thence northerly along Clark Lane ninety two feet; thence westerly along land formerly of Ezra Miller to a stake and stones by the wall; thence southerly as the wall now stands ninety two feet to land formerly of Reuben Moore; thence easterly along said Moore land to the point of beginning.

PARCEL TWO: Six (6) certain tracts or parcels of land known and designated as Lots Numbered Four Hundred Ninety-one (491), Four Hundred Ninety-two (492), Four Hundred Ninety-three (493), Four Hundred Ninety-four (494), Four Hundred Ninety-five (495), Four Hundred Ninety-six (496) as shown on a plan of Morningside Park, in said Town of Waterford, made by Daboll & Crandall, Civil Engineers, dated August, 1926, and recorded in the Land Records of said Town of Waterford to which reference may be had for a more particular description, subject to certain covenants, conditions and restrictions appearing in previous deeds.

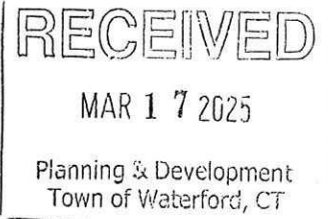
A certain tract or parcel of land and the improvements thereon located in the Town of Waterford, County of New London and State of Connecticut more particularly described as follows:

Parcel Three: Situated on Clark Lane in the Town of Waterford in the County of New London and State of Connecticut, being lots numbered 499 and 500 on a plan of Morningside Park, made by Daboll & Crandall, C.E. dated August 1926, and recorded in the Waterford Land Records, to which reference may be had for a more particular description.

RECEIVED FOR RECORD
Oct 13, 2020 11:01A
DAVID L. CAMPO
TOWN CLERK
WATERFORD, CT

Parcel ID	Owner
118300	88 CLARK LN REALTY LLC
489300	CASTILLEJO JACQUELINE C + MUNOZ HERBERT
489100	DOUCHETTE ROBERT EDWARD SR &
489600	FRAZER LAUREN A
383400	GODIN PAUL N
383200	GODIN PAUL N
489000	GRILLO ANTOINETTE M
489400	HADA WILLIAM ANDREW JR TRUSTEE
489700	HENNEGAN CHARLOTTE A
489500	JODOIN GAIL J
117900	MINER JAMES MORGAN III
383300	P/A KENNETH R JR & JENNIFER A
118200	REILLY KEVIN
489200	REILLY KEVIN
118100	SCIANCALEPORE SUSANNA
383500	SECKLEY CHRISTIE TTEE & GUINAN KATHRYN SUCC TTEE
118000	WHEELER MARYANN J

Mailing Address	City	State	Zip	Address
5 BARLOW ROAD	EDISON	NJ	08817	90 CLARK LANE
42 JERICHO DRIVE	OLD LYME	CT	06371	9 NORMAN STREET
3 NORMAN STREET	WATERFORD	CT	06385	3 NORMAN STREET
16 NORMAN STREET	WATERFORD	CT	06385	16 NORMAN STREET
68 LOUISE ST	WATERFORD	CT	06385	72 LOUISE STREET
68 LOUISE ST	WATERFORD	CT	06385	68 LOUISE STREET
2 NORMAN ST	WATERFORD	CT	06385	2 NORMAN STREET
12 NORMAN STREET	WATERFORD	CT	06385	12 NORMAN STREET
70 STATE ST	NEW LONDON	CT	06320	18 NORMAN STREET
14 NORMAN ST	WATERFORD	CT	06385	14 NORMAN STREET
75 CLARK LANE	WATERFORD	CT	06385	75 CLARK LANE
69 LOUISE ST	WATERFORD	CT	06385	69 LOUISE STREET
86 CLARK LANE	WATERFORD	CT	06385	86 CLARK LANE
86 CLARK LANE	WATERFORD	CT	06385	6 NORMAN STREET
78 CLARK LANE	WATERFORD	CT	06385	78 CLARK LANE
10 PEARL STREET	NEW LONDON	CT	06320	73 LOUISE STREET
76 CLARK LANE	WATERFORD	CT	06385	76 CLARK LANE



1 Summary
 6 NORMAN STREET
 REILLY KEVIN
 Parcel ID: 489200 [View Details](#)

RECEIVED
 MAR 17 2025
 Planning & Development
 Town of Waterford, CT



[illegible]

Planning & Development
Town of Waterford, CT

Christopher M. Ida



Contact

414 Scotland Rd
Norwich CT 06360
chrisida@att.net

TO: Waterford ZBA
Town of Waterford
15 Roper Ferry Road
Waterford CT 06385

March 17, 2025

Re: 6 Norman Street

Members of the ZBA:

Per the requests dated March 14th received from by W. Scott Zoning Official, with regards to the ZBA Variance Request for this above referenced property, please see the following.

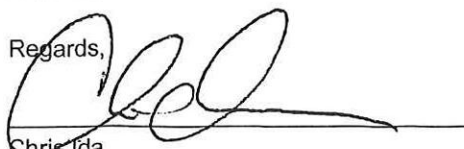
Variance from the 50-foot required setback from Norman Street is being requested due to the presence of ledge on the site, presenting the hardship of constructability as to the installation of the required underground utilities (water and sewer) for the house to be built on this parcel.

The Owner is requesting a reduction of the setback to 25 feet. As there is no reliable information from the Public Utility Authorities as to the extent of the ledge in this area. Based on the ledge showing above the ground and after reviewing the adjacent existing properties, we must assume a "worst case" scenario. Drilling and/or blasting could significantly affect the surrounding properties, all of which have had dwellings or commercial structures in place for many years.

This variance will certainly reduce the scope and duration of the work needed for the underground utility installation and lessen the potential impact to the surrounding properties. We believe the Board can justify the request and rule in favor, since extreme measures that are more than likely going to be required in any case, not typically encountered in residential construction.

In addition, several other documents requested by Scott, also on March 14th, are attached.

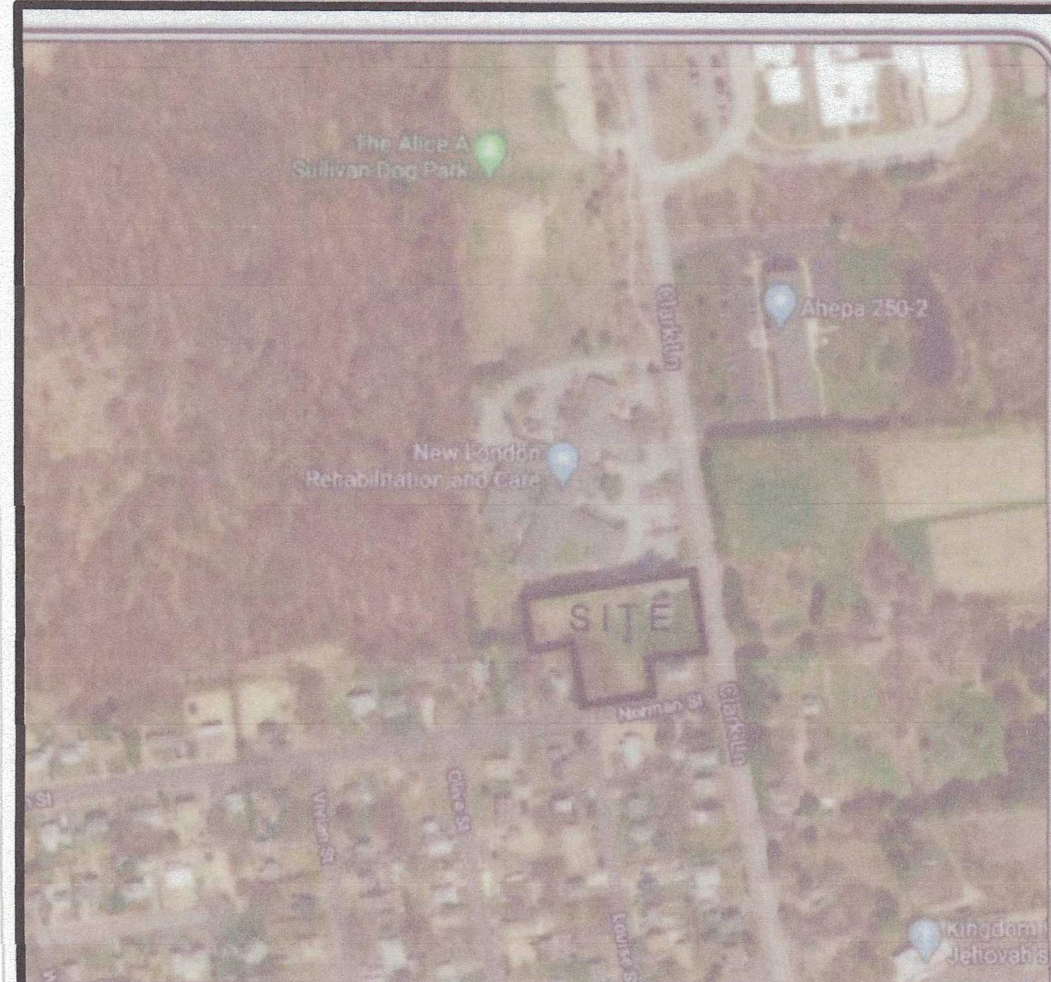
Regards,



Chris Ida

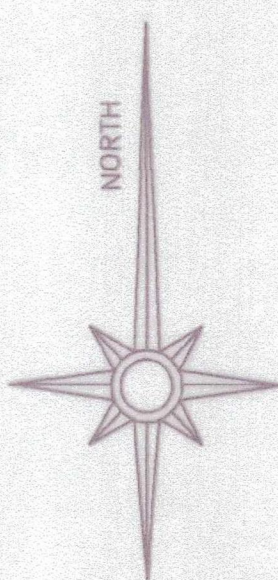
Owners Agent

Enclosures



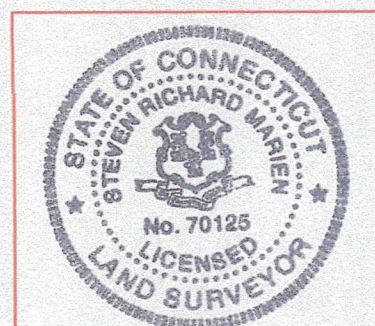
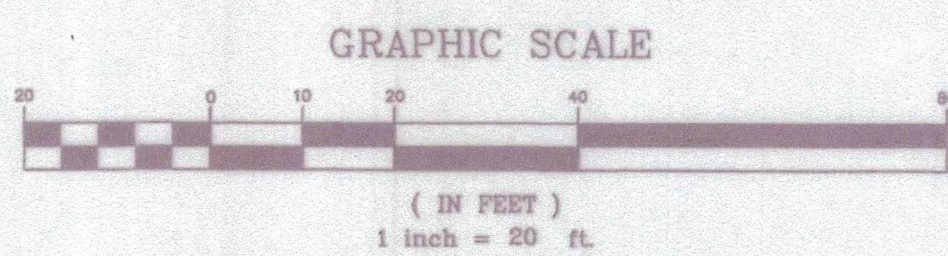
VICINITY MAP
NOT TO SCALE

RECEIVED FOR RECORD
2021 AUG -2 AM 9:18
TOWN CLERK



LEGEND
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTERNIFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	P-S	SOIL PERC TEST LOCATION
DB	DISTRIBUTION BOX	THB	SOIL DEEP TEST LOCATION
EOP	EDGE OF PAVEMENT	WELL	WELL
ELEV	ELEVATION	HYDRANT	HYDRANT
FF	FINISHED FIRST FLOOR	TREE	TREE
LF	LINEAR FOOT	BUILDING SETBACK LINE	BUILDING SETBACK LINE
(MIN)	MINIMUM	CLEARING LIMIT LINE	CLEARING LIMIT LINE
M/L	MORE OR LESS	EXISTING TREELINE	EXISTING TREELINE
N/F	NOW OR FORMERLY	EXISTING CONTOUR	EXISTING CONTOUR
PVC	POLY VINYL CHLORIDE	NEW CONTOUR	NEW CONTOUR
SCH40	SCHEDULE 40	SEDIMENT FENCE	SEDIMENT FENCE
5.4x	SPOT ELEVATION	STORM DRAIN PIPE	STORM DRAIN PIPE
SF	SQUARE FEET	STONE WALL	STONE WALL
TR	TO REMAIN	S	SANITARY SEWER
		W	WATER



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN IMPROVEMENT LOCATION SURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS OF ACCURACY AS DEFINED IN THE ABOVE REGULATIONS.

THE PURPOSE OF THIS SURVEY IS TO NOTE THE LOCATION OF THE PROPOSED HOUSE WITH REFERENCE TO THE PROPERTY LINES IN ORDER TO FACILITATE OBTAINING A VARIANCE FROM THE TOWN OF MONTVILLE ZONING BOARD OF APPEALS.

THIS SURVEY IS A DEPENDENT RE-SURVEY ALONG ALL PROPERTY LINES BASED UPON THE PLAN REFERENCED HEREON.

2. REFERENCE IS MADE TO A PLAN ENTITLED: "BOUNDARY SURVEY - LOT LINE MODIFICATION PROPERTY OF KEVIN REILLY FOR PROPERTY LOCATED AT 86 CLARK LANE & 6 NORMAN STREET TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT SHEET NO. S-01 SHEET 1 OF 1 SCALE: 1"=20' DATE: JULY 15, 2021 PROJECT NO. 21045-1" PREPARED BY JAMES BERNARDO LAND SURVEYING, LLC.

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

STEVEN R. MARIEN, LS, CFedS
CFedS#1444
PLS#70125 3/10/2025
LICENSE NO. DATE

ZONING DATA TABLE

R-20 MEDIUM DENSITY RESIDENTIAL DISTRICT
TOWN OF WATERFORD, NEW LONDON COUNTY, CONNECTICUT

ITEM	REQUIRED	86 CLARK LANE	6 NORMAN STREET	REMARKS
LAND USE	1-FAM RESIDENTIAL HOUSE	EXIST 1-FAM DWELLING HOUSE	NEW 1-FAM DWELLING HOUSE	ZR SECT. 4.1.1 PERMITTED USE
MIN. LOT AREA	20,000 S.F.	24,963.08 +/- SF	23,951.75 +/- SF	ZR SECT. 4.1 CONFORMING
MIN. LOT FRONTAGE	80 FEET	143.38 FEET	99.72 FEET	ZR SECT. 4.3 CONFORMING
MIN. LOT WIDTH	100 FEET	145 FEET	100 FEET	ZR SECT. 4.3 CONFORMING
MAX. BUILDING COVERAGE	25%	14%	NOT TO EXCEED 25%	ZR SECT. 4.5 CONFORMING
MAX. BLDG HGT	35 FT	30± FEET	NOT TO EXCEED 35'	ZR SECT. 4.4.1 CONFORMING
MIN. FRONT YARD	50 FEET	50 FEET	50 FEET	ZR SECT. 4.4.1 CONFORMING
MIN. SIDE YARD	20 FEET	4 FEET TO EXISTING GARAGE	20 FEET	ZR SECT. 4.4.2 EXISTING NON-CONFORMING
MIN. REAR YARD	50 FEET	60 FEET TO EXISTING GARAGE	50 FEET	ZR SECT. 4.4.3 EXISTING CONFORMING

AVAILABLE UTILITY SERVICES:

WATER SERVICE	PUBLIC WATER SERVICE AVAILABLE (VEOLIA WATER COMPANY)
SAN. SEWER SERVICE	MUNICIPAL SANITARY SEWER SERVICE VIA TOWN OF WATERFORD
ELECTRIC SERVICE	EVERSOURCE
TELEPHONE SERVICE	AT&T
CATV SERVICE	XFINITY
NATURAL GAS SERVICE	EVERSOURCE

NOTES:

1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS BOUNDARY SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
2. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS BELOW OR THEREON.
3. REFERENCE IS MADE TO TOWN OF WATERFORD LAND EVIDENCE RECORDS VOLUME 1671 AT PAGE 286 FOR A STATUTORY EXECUTOR'S DEED DATED OCTOBER 8, 2020 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-20 ZONE DISTRICT.
5. THE BASIS FOR BEARINGS IS CONNECTICUT GRID NORTH MAGN.
6. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON JULY 30, 2021. RECORD TITLE AND ADJONER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON AUGUST 18, 2020.
7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES:

1. PROPERTY SURVEY SHOWING PROPOSED IMPROVEMENTS PREPARED FOR SUMMAR-RAF BUILDERS, LLC @ 6 NORMAN STREET WATERFORD, CONNECTICUT DATE: 6/26/20 SCALE: 1"=10' SHEET 1 OF 1 BY ADVANCED SURVEYS, LLC.
2. IMPROVEMENT LOCATION SURVEY SHOWING EXISTING CONDITIONS PREPARED FOR NEW LONDON REHAB & CARE OF WATERFORD 86 CLARK LANE WATERFORD, CONNECTICUT DATE: 7/9/2014 SCALE: 1"=30' SHEET 2 OF 6 REVISED: 7/25/2014 BY PROVOST & ROVERO, INC.
3. BOUNDARY PLAN OF PROPERTY BELONGING TO ELIZABETH L. BOVE LOCATED AT 86 CLARK LANE ASSESSOR'S MAP 386, LOT 8 WATERFORD, CONNECTICUT SCALE: 1"=20' DATE: MARCH 15, 1989 DRAWING NO. 1 OF 1 BY ROWLEY ENGINEERING AND ASSOCIATES P.C.
4. MORNINGDOCK PARK WATERFORD, CONN. OWNED BY THE MAYNARD LAND CO., INC. LEOPOLD L. MAYNARD, TRUSTEE AUG. 1928 SCALE: 1"=80' BY DABOLL & CRANDALL ENGR'S.

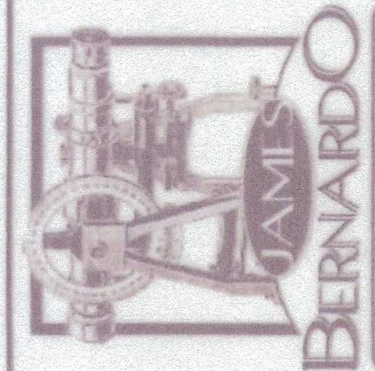
Original Ink Drawing Produced
in Accordance With State
Printing Regulations
James Bernardo, LS #70121

REVIEWED AND APPROVED: COMPLIES WITH THE
TOWN OF WATERFORD ZONING REGULATIONS
JAMES BERNARDO
ZONING OFFICIAL DATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

JAMES BERNARDO LICENSE #70121
DATE 7-20-21

JAMES BERNARDO
LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEY.COM



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REVISIONS

BOUNDARY SURVEY - LOT LINE MODIFICATION
PROPERTY OF
KEVIN REILLY
FOR PROPERTY LOCATED AT
86 CLARK LANE &
6 NORMAN STREET
TOWN OF WATERFORD - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.
S-01
SHEET 1 OF 1
Scale: 1"=20'
Date
JULY 15, 2021
Project No.
21045-1

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

March 17, 2025

Chris Ida
414 Scotland Rd.
Norwich, CT 06360

**RE: Zoning Board of Appeals #ZBA-25-3
6 Norman Street**

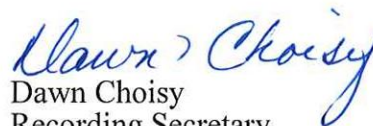
Dear Mr. Ida:

You are hereby notified of the requirement to mail the notification of pending public hearing to each property owner located within 150 feet of the subject site.

In accordance with Section 27.9 of the Zoning Regulations, **notice of the hearing must be mailed to at least one owner of each subject property between March 3, 2025 and March 23, 2025, which is not more than 30 days or less than 10 days before the date set for the public hearing.** Such mailing shall be accomplished by transmitting a copy of the text of the hearing notice, which is enclosed.

Evidence of such mailing, in the form of United States Postal Service Certificates of Mailing, must be submitted to the Zoning Official by March 28, 2025, which is not less than five days prior to the hearing date. Certificates of Mailing may be obtained from the U.S. Postal Service; it is not necessary to use the "Certified Mail-Return Receipt Requested" method of mailing.

Sincerely,


Dawn Choisy
Recording Secretary
Zoning Board of Appeals

Enclosures - Notice of Public Hearing

Certified #9171 9690 0935 0296 0584 54

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

Town of Waterford Zoning Board of Appeals Notice of Public Hearing

The Zoning Board of Appeals will hold a Public Hearing on April 2, 2025. The meeting will begin at 5:30 pm and held in Town Hall to consider the following: **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.

Dawn Choisy

From: Wayne Scott
Sent: Thursday, May 1, 2025 3:23 PM
To: Chris Ida
Cc: Jonathan Mullen; Mark Wujtecwicz; Dawn Choisy; Robert Avena
Subject: RE: Town of Waterford Zoning Board of Appeals application re:6 Norman Street

Good afternoon Mr. Ida,

I trust that all is well with you and that your client's health is improving. The upcoming Zoning Board of Appeals meeting is scheduled to take place May 7, 2025. In my previous email I informed you that, in accordance with Section 27.9 of the Zoning Regulations, evidence of the certified mailing notifications would be required. This office has not received the documents that are needed in order to proceed at this point. A written request to continue the hearing until the next hearing date which is scheduled to take place on June 4, 2025 would be required. Please respond at your earliest convenience.

Thank you,
Wayne Scott
Zoning Official
Town of Waterford
15 Rope Ferry Rd
Waterford, Ct 06385
(860) 444-5813



From: Chris Ida <chrisida@att.net>
Sent: Thursday, April 3, 2025 1:33 PM
To: Wayne Scott <wscott@waterfordct.org>
Cc: Jonathan Mullen <jmullen@waterfordct.org>; Mark Wujtecwicz <mwujtecwicz@waterfordct.org>; Dawn Choisy <dchoisy@waterfordct.org>; Robert Avena <ravena@sswbagg.com>
Subject: Re: Town of Waterford Zoning Board of Appeals application re:6 Norman Street

CAUTION: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Per our last conversation Mr. Reilly was not able to attend last night's meeting and so would like to be heard at the May Waterford ZBA meeting.

Regards,

Chris Ida

On Friday, March 28, 2025 at 09:35:50 AM EDT, Wayne Scott <wscott@waterfordct.org>

#ZBA-25-3
6 Norman St
Exhibit 6

Good morning Mr. Ida,

Best wishes to you and please convey our well wishes to Mr. Reilly's health. I am following up on your most recent correspondence regarding the procedure for postponement of the scheduled hearing. As noted in my previous email, In accordance with Section 27.9 of the Zoning Regulations, evidence of the certified mailing notifications would be required by March 28, 2025. In light of the present circumstances It is apparent postponement of the upcoming April 5, 2025 hearing would be in order due to time restraints. For this reason I believe it would be in the best interest of all involved that a formal request to continue the hearing of your application **until the following** ZBA hearing should be provided to the Waterford Board of Appeals on behalf of your client. The next following scheduled meeting date of the Zoning Board of Appeals is scheduled to take place May 7, 2025 at which time the hearing of your application would then take place if you decide to request to continue.

Once again, Best wishes and looking forward to your response,

Wayne Scott

Zoning Official

Town of Waterford

15 Rope Ferry Rd

Waterford, Ct 06385

(860) 444-5813



From: Wayne Scott

Sent: Thursday, March 27, 2025 2:01 PM

To: 'Chris Ida' <chrisida@att.net>

Cc: Jonathan Mullen <jmullen@waterfordct.org>; Mark Wujtewicz <mwujtewicz@waterfordct.org>; Dawn Choisy <dchoisy@waterfordct.org>

Subject: RE: Town of Waterford Zoning Board of Appeals application re:6 Norman Street

Hello Mr. Ida,

Thank you for the update. Hoping things improve very soon for your client. I will notify the folks in our office to place things on hold for the time being until I hear back from you. I'll be in contact with you regarding the procedure to reschedule.

Thank you,

Wayne Scott

Zoning Official

Town of Waterford

15 Rope Ferry Rd

Waterford, Ct 06385

(860) 444-5813



From: Chris Ida <chrisida@att.net>

Sent: Thursday, March 27, 2025 9:58 AM

To: Wayne Scott <wscott@waterfordct.org>

Cc: Jonathan Mullen <jmullen@waterfordct.org>

Subject: Re: Town of Waterford Zoning Board of Appeals application re:6 Norman Street

CAUTION: This email originated from outside of the organization.

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Re 6 Norman Street ZBA Application / Hearing 4/2/25

I've been informed that the property owner has been hospitalized and so need to know the procedure to have this matter pushed out to the May ZBA meeting if that becomes necessary.

Regards,

Chris Ida

On Wednesday, March 26, 2025 at 05:19:54 PM EDT, Wayne Scott <wscott@waterfordct.org> wrote:

Hello Mr. Ida,

I am following up on our telephone conversation earlier today. As I informed you earlier, during my review of the material you provided along with your application there appears to be an error in the Survey Note written by Steven R. Marien, LS, CFedS dated 3/10/2025 which appears of the survey drawn by James Bernardo Land Surveyor, LLC dated July 15, 2021. The note includes the following statement: "THE PURPOSE OF THIS SURVEY IS TO NOTE THE LOCATION OF THE PROPOSED HOUSE WITH RESPECT TO THE PROPERTY LINES IN ORDER TO FACILITATE OBTAINING A VARIANCE FROM THE TOWN OF MONTVALE ZONING BOARD OF APPEALS." The subject property is actually located in The Town of Waterford therefore the board being appealed to is actually the Town of Waterford Board of Appeals rather than the Montvale Board of Appeals. We also discussed your response to question No. 10 on the ZBA Variance Application which reads: "What is the hardship claimed?", to which you provided a letter stating the following "Variance from the 50-foot required setback from Norman Street is being requested due to the presence of ledge on the site." If you would like to provide any additional evidence of the conditions stated in your letter please do so as soon as possible so that it can be included along with the ZBA members' packets prior to the ZBA Public Hearing scheduled for April 2, 2025. Lastly per Section 27.9 of the Zoning Regulations, evidence of the mailing notification in the form of USPS Certificates of Mailing, must be submitted to the Zoning Official by March 28, 2025. See details noted in the letter sent by the ZBA Recording Secretary dated March 17, 2025.

Thank you,
Wayne Scott
Zoning Official
Town of Waterford
15 Rope Ferry Rd
Waterford, Ct 06385
(860) 444-5813



From: Wayne Scott
Sent: Friday, March 14, 2025 1:05 PM
To: 'chrisida@att.net' <chrisida@att.net>
Cc: Jonathan Mullen (jmullen@waterfordct.org) <jmullen@waterfordct.org>; Dawn Choisy <dchoisy@waterfordct.org>; 'Robert Avena' <RAvena@sswbagg.com>; Katrina Kotfer <KKotfer@waterfordct.org>
Subject: FW: Town of Waterford Zoning Board of Appeals application re:6 Norman Street

Hello again Mr. Ida,

I'm following up on our earlier telephone conversation regarding 6 Norman Street. In effort to offer assistance with your ZBA application please find the attached PDF documents:

- Portion of Assessor's map showing the subject site and the properties within 150 feet
- List of Abutters within 150 feet of the subject site

Thank you,
Wayne Scott
Zoning Official
Town of Waterford
15 Rope Ferry Rd
Waterford, Ct 06385
(860) 444-5813



From: Wayne Scott
Sent: Friday, March 14, 2025 11:42 AM
To: 'chrisida@att.net' <chrisida@att.net>
Cc: Jonathan Mullen (jmullen@waterfordct.org) <jmullen@waterfordct.org>; Dawn Choisy <dchoisy@waterfordct.org>; 'Robert Avena' <RAvena@sswbagg.com>
Subject: Town of Waterford Zoning Board of Appeals application re:6 Norman Street

Good morning Mr. Ida,

The Town of Waterford Planning & Development Department has received you're Zoning Board of Appeals application regarding 6 Norman Street however additional information is required in order to process your application. I have attached a copy of the Zoning Board of Appeals application form along with the Guidelines For Use With ZBA Application Form.

Please provide the following:

- Explain the hardship associated with this property which prevents you from meeting the regulations.
- Legal description (deed) (On file in Town Clerk Office)
- List of all property owners within 150 feet of all boundaries of the subject property (On file in Town Clerk Office).
- Portion of Assessor's map(s) showing the subject site and the properties within 150 feet (On file in Town Clerk Office).
- Assessor's street (property) card (On file in Town Assessor's Office)

Thank you,
Wayne Scott
Zoning Official
Town of Waterford
15 Rope Ferry Rd
Waterford, Ct 06385
(860) 444-5813

