

MINUTES

Zoning Board of Appeals
Waterford Town Hall

RECEIVED FOR RECORD
WATERFORD, CT
October 2, 2024
2024 OCT - 8 30 PM 01

Members Present: Anne Darling, Michelle Kripps, John Morgan, William Herzfeld
Members Absent: Cathy Gonyo
Alternates Present: Greg Gallup
Alternates Absent: Jason Kohl
Staff Present: Jonathan Mullen, Planning Director; Wayne Scott, Zoning
Official; Dawn Choisy, Recording Secretary

ATTEST: *[Signature]*
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chairwoman Darling called the meeting to order at 5:35. G. Gallup was appointed to sit for Chairwoman Gonyo.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by M. Kripps, to approve the minutes of the September 4, 2024 meeting as written.

VOTE: 3-0-2, G. Gallup and W. Herzfeld abstaining.

3. CONTINUED PUBLIC HEARING

Application #ZBA-24-4 - 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 July 15, 2024.

A. Darling read the following exhibits into the record:

- EXHIBIT 1 - Application and support material
- EXHIBIT 2 - Plan titled "Zoning Location Survey, Property of A Beautiful Real Estate LLC" dated July 15, 2024
- EXHIBIT 3 - Legal Notice of Public Hearing published in the Day newspaper on August 21, 2024 and August 28, 2024
- EXHIBIT 4 - Hearing notification letter sent to applicant dated August 14, 2024 along with certificates of mailing
- EXHIBIT 5 - Benham Avenue Lots
- EXHIBIT 6 - Plan titled "Plan of Building Lots of Harrison's" dated June 1932
- EXHIBIT 7 - List of house areas (acreage, living area & gross area)

Surveyor J. Bernardo presented this application to the Board. He reviewed the site plan submitted (Exhibit 6), noting that the property is not in the flood hazard area. He submitted into the record as Exhibit 8 a GIS map of the area. The applicant is proposing to construct a 1200 square foot house which will be placed in the middle of the lot. The length of the house has been reduced from what was proposed in the previous application (ZBA-24-3). It has also been moved further away from the front of the property.

J. Bernardo reviewed Exhibit 7, noting that the applicant has the smallest parcel in the area. The proposed house is in character with the rest of the neighborhood. He noted that the zoning

regulations require 2 parking spaces. He reviewed the requested variances, as well as Section 27.5 of the Zoning Regulations.

Acting Chairwoman Darling asked if there were any members of the public who wished to speak in favor of the application. No members of the public came forward.

Acting Chairwoman Darling asked if there were any members of the public who wished to speak against this application.

Craig Hart of 69 Benham Avenue stated that he doesn't feel that the lot is a building lot, and the house will be in his back yard.

Brian Taylor of 67 Benham Avenue stated concerns with the size of the proposed building and feels that it will affect his property value.

Corlyn Webster of 18 Bella Vista Street stated concerns with the size of the lot & the percentage of coverage.

Steve Logan of 73 Benham Avenue stated that the applicant knew that the lot is not a building lot, and he doesn't know what the hardship is.

JoAnn Records of 15 Bella Vista Street stated concerns with parking and the narrowness of the roads.

Craig Sechiaroli of 17 Bella Vista Street asked for clarification of the square footage. He also stated that the applicant knew the lot was not buildable.

Erin Saylor of 57 Benham Avenue stated concerns with the amount of coverage and stated that the house will impact her views.

J. Bernardo responded to some of the issues that were brought up. He noted that the applicant is not asking for a variance for lot coverage, and he can't fix the parking issues in the area. He noted that the perimeter of the building is the 1200 square feet, and the living area is 1600 square feet because it is a two story structure. He noted that the lot is an approved lot of record.

There being no further comments or questions, the public hearing was closed at 6:10.

4. NEW BUSINESS

Appeal #ZBA-24-5 – Appeal of the Zoning Official's Order to Discontinue dated September 12, 2024 issued for the placement of an unauthorized Recreational Camping Vehicle and other unauthorized uses being conducted in violation of the Town of Waterford Zoning Regulations on property located at 10 Shore Drive, Waterford. Appeal is taken by Alex Mironovas.

This public hearing will be opened at the November 6, 2024 meeting.

5. CORRESPONDENCE

No correspondence was received.

6. ADJOURNMENT

MOTION: Motion made by W. Herzfeld, seconded by M. Kripps, to adjourn the meeting at 6:11.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary