

MINUTES

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WATERFORD, CT

2024 JUL 17 1A 9:11

July 10, 2024
5:30 PM

Zoning Board of Appeals
Waterford Town Hall

ATTEST: *David J. Conroy*
TOWN CLERK

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:30. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by M. Kripps, to approve the minutes of the
June 5, 2024 meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

Application #ZBA-24-3 - 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 June 3, 2024.

The following exhibits were previously entered into the record:

EXHIBIT 1 - Application and support material
EXHIBIT 2 - Plan titled "Zoning Location Survey, Property of A Beautiful Real Estate LLC" dated June 3, 2024
EXHIBIT 3 - Legal Notice of Public Hearing published in the Day newspaper on June 26, 2024 and July 3, 2024
EXHIBIT 4 - Hearing notification letter sent to applicant dated June 14, 2024 along with certificates of mailing
EXHIBIT 5 - Quit Claim Deed
EXHIBIT 6 - Staff Report dated July 8, 2024

Chairwoman Gonyo opened the public hearing.

Surveyor J. Bernardo, representing the applicant, reviewed the site plan submitted (Exhibit 2), as well as the variances requested. He submitted into the record as Exhibit 7 a copy of a plan titled "Plan of Building Lots of Harrison's" dated June 1932, and as Exhibit 8 an aerial image of the area, noting that the proposal is in keeping with the neighborhood.

J. Bernardo noted that the house plans submitted with the application are incorrect. The applicant is proposing to construct a single-family house, not a duplex.

J. Bernardo stated that the hardship is that the lot has existed since 1932, prior to the Zoning Regulations, and the variances requested are the minimum necessary to allow a reasonable use of the land. He reviewed Section 27.5 of the Zoning Regulations.

J. Mullen referred to Note #4 on the plan, and asked what if a future owner of the property wants to install a shed. J. Bernardo replied that they could come back to the Board. J. Mullen stated that the applicant may want to reduce the size of the house.

Chairwoman Gonyo asked if there was anyone in the audience who wished to speak against this application.

Corlyn Webster of 18 Bella Vista St. stated concerns with the number of cars in the area.

Draig Hart of 69 Benham Avenue stated concerns with parking. He also noted that the adjoining properties are not vacant.

Wayne Records of 5 Bella Vista stated concerns with parking.

Erin Saylor of 67 Benham Avenue stated concerns with traffic, and thinks that the proposed house is too large.

Steve Logan of 73 Benham Avenue stated concerns with driveway, and also had questions regarding flood zone. J. Bernardo showed where the flood zone line is.

Sara Hart of 69 Benham stated concerns with the narrow roads in the area and the number of cars.

Brian Saylor of 67 Benham Avenue stated concerns with the cars.

J. Bernardo stated that the regulations require that 2 parking spaces be provided, and he understands the residents' concerns about parking.

Brian Saylor of 67 Benham Avenue asked what is the purpose of setbacks. J. Mullen explained.

Corlyn Webster of 18 Bella Vista noted that most of the properties in the area are comprised of more than one lot.

Craig Hart of 69 Benham Avenue had questions about flood zones. J. Bernardo replied.

Chairwoman Gonyo asked if there was anyone present who wished to speak in favor of the application.

There being no further comments or questions, the public hearing was closed at 6:25.

4. OLD BUSINESS

Appeal #ZBA-24-2 – Appeal of the Zoning Official's Cease and Desist order dated May 3, 2024 issued for activity being performed without the required permits on property located at 33 South Bartlett Road, Quaker Hill. Appeal is taken by Brandon & Noele Morse.

This appeal was withdrawn.

5. NEW BUSINESS

There was no new business

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by W. Herzfeld, seconded by A. Darling, to adjourn the meeting at 6:27.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary