

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

AGENDA

Zoning Board of Appeals
Waterford Town Hall

June 5, 2024
5:30 PM

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES
2. APPROVAL OF THE May 1, 2024 MEETING MINUTES
3. PUBLIC HEARING
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.
4. NEW BUSINESS
5. CORRESPONDENCE
6. ADJOURNMENT

RECEIVED FOR RECORD
WATERFORD, CT
2024 MAY 29 A 8:42
ATTEST: *[Signature]*
TOWN CLERK

MINUTES

RECEIVED FOR RECORD
WATERFORD, CT

2024 MAY -2 A 9:52

May 1, 2024

5:30 PM

ATTEST: *David L. Campos*
TOWN CLERK

Zoning Board of Appeals
Waterford Town Hall

Members Present: Cathy Gonyo, Michele Kripps, Anne Darling, John Morgan, William Herzfeld
Alternates Present: Greg Gallup, Jason Kohl (1 vacancy)
Staff Present: Jonathan Mullen, Planning Director; Wayne Scott, Zoning Official; Mark Wujtewicz, Planner; Dawn Choisy, Recording Secretary
Also Present: Town Attorney Robert Avena, Esq.

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:30. G. Gallup was seated for the decision of Application #ZBA-24-1.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by G. Gallup, to approve the minutes of the April 3, 2024 meeting as written.

VOTE: 5-0

3. OLD BUSINESS

Application #ZBA-24-1 - Appeal of Nancy Pawlik owner, Wayne S. Garrick applicant at 12 Bayside Avenue, VR-10 zone. Variance is requested from zoning regulations: Section 6a.6, Allowable Coverage, as shown on plans titled "Zoning Location Survey" dated September 6, 2018.

MOTION: Motion made by W. Herzfeld, seconded by G. Gallup to approve Application #ZBA-24-1.

VOTE: 5-0

4. NEW BUSINESS

There was no new business.

5. CORRESPONDENCE

No correspondence was received.

6. WORKSHOP WITH TOWN ATTORNEY – LEGAL REQUIREMENTS FOR ZONING BOARD OF APPEALS.

Town Attorney Avena conducted a workshop to review the legal responsibilities of the Zoning Board of Appeals with the Board.

7. ADJOURNMENT

MOTION: Motion made by A. Darling, seconded by J. Morgan, to adjourn the meeting at 7:38.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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www.waterfordct.org

VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS (ZBA)

APPEAL OF THE ZONING OFFICIAL'S DECISION

TOWN OF WATERFORD
15 ROPE FERRY ROAD, WATERFORD, CT 06385
(860)-444-5813 FAX 860-444-5879



ZBA-24-2

Variance # N/A

Fee: Actual cost of the notice of public hearing published in The New London Day newspaper \$ N/A

Owner(s) of Record: Brandon Morse & Noele Morse Tel. # 860-867-6400
107 Kitemaug Rd brandon.morse@sbcglobal.net
Address: Uncasville, CT 06382 E-Mail Cell # 860-867-6400

Applicant: Brandon Morse & Noele Morse Tel. # 860-867-6400
107 Kitemaug Rd brandon.morse@sbcglobal.net
Address: Uncasville, CT 06382 E-Mail Cell # 860-867-6400

I/we hereby apply for an appeal of the Zoning Official's decision dated: May 3, 2024 ☐

Address of affected premises: 33 South Bartlett Road

Unique I.D. # 724900 Zone(s) R-40

Located on the west side of South Bartlett Road, feet
S (N,S,E,W) (STREET)
from the intersection of South Bartlett Road and Upper Bartlett Road
(N,S,E,W)

Reason for the appeal: The applicant disagrees with the determinations
reached by the Zoning Official in his letter dated May 3, 2024.
The appellant is aggrieved by the determinations.

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

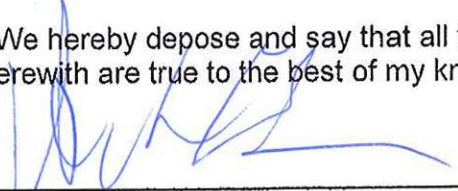
Section 27.3 "appeals"

(attach additional sheet if necessary)

#ZBA-24-2
33 South Bartlett Rd
Exhibit 1

- 1) Submit documentation on basis of appeal.
- 0) Has/Have any previous appeal(s) been filed in connection with these premises during the past ten calendar years? Yes ☐ No ☒
- If Yes, N/A N/A
Date(s) Appeal No(s).

1) 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.

 , their attorney

Signature of Applicant William D Hickey

5/15/24

Date

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

Permitting Department
ZONING ENFORCEMENT

DATE: May 3, 2024

Brandon Morse
107 Kitemaug Road
Uncasville, Ct, 06382

RE: Unauthorized construction
Located at 33 South Bartlett, Quaker Hill, CT 06375

Dear Mr. Morse,

Pursuant to the authority vested in me by Section 26.2 of the Waterford Zoning Regulations you are hereby informed that you are in violation of the following Zoning Regulation(s):

A field inspection on **April 23, 2024** of your property located at **33 South Bartlett Rd** indicated violations of the Town of Waterford Zoning Regulations. The observed violations are listed below, with the action required to achieve compliance on or before **May 3, 2024**.

<u>Violation</u>		<u>Regulations Section</u>
1.	Commence construction, excavation by clearing of land before receiving a Zoning Compliance Permit.	26.2

Details:

4/23/2024:

Site Visit: Observed the clearing of several trees from site and excavation of the land prior to obtaining the appropriate approvals from the town authorities. Photos taken

Remedy Requirements:

Cease and Desist from any further construction, excavation and/or removal of vegetation until the required applications and plans shall have been approved by the Zoning Enforcement Officer and a zoning permit indicating such approval has been issued.

A complete copy of the current Town of Waterford Zoning Regulations can be found at:
<https://www.waterfordct.org/planning-development>

#ZBA-24-2
33 South Bartlett Rd
Exhibit 2

If you have any questions regarding this matter, please do not hesitate to call or email me at 860-444-5813 or wscott@waterfordct.org.

Sincerely,



Wayne Scott
Zoning Official

CERTIFIED MAIL # **9171 9690 0935 0184 4356 40**

Note: Appeals to reverse any order, requirement, or decision of the Official charged with the enforcement of the Town of Waterford Zoning Regulations must be taken within 15 days after such ruling was officially given. Forms to make an appeal can be picked up at the office of the Waterford Planning and Zoning Commission.

Dawn Choisy

From: William McCoy <bmccoy@hellermccoy.com>
Sent: Tuesday, May 28, 2024 9:17 AM
To: Wayne Scott; Dawn Choisy; Jonathan Mullen
Subject: 33 South Bartlett Road, Quaker Hill

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.

Dear Mr. Scott,

As you know, this office represents Mr. Brandon Morse and Ms. Noele Morse with regards to the pending appeal concerning the property located at 33 South Bartlett Road, Quaker Hill, Connecticut. The said appeal is scheduled for a hearing in front of your Zoning Board of Appeals on Wednesday, June 5, 2024.

Please accept this email as a formal request that the matter be tabled to the Zoning Board of Appeal's regularly scheduled meeting on July 9, 2024. Our client is in the process of working with the Town to resolve the alleged issues and therefore requests that the matter be tabled for the next two (2) meetings to allow time for the parties to come to a resolution.

Please contact me should you need anything further.

Best regard,

Bill McCoy

William E. McCoy

Heller, Heller & McCoy

736 Norwich-New London Turnpike
Uncasville, CT 06382

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

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#ZBA-24-2
33 South Bartlett Rd
Exhibit 4