

MINUTES

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WATERFORD, CT

2024 APR -4 P 3:43

April 3, 2024

ATTEST: *Daniel I. Campos* 5:30 PM
TOWN CLERK

Zoning Board of Appeals
Waterford Town Hall

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:32. G. Gallup was appointed to sit for A. Darling.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by W. Herzfeld, to approve the minutes of the January 10, 2024 meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

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.

The following exhibits were previously entered into the record:

EXHIBIT 1 -	Application and support material
EXHIBIT 2 -	Plan titled "Zoning Location Survey, Property of Nancy Pawlik" dated September 6, 2018
EXHIBIT 3 -	Legal Notice of Public Hearing published in the Day newspaper on March 21, 2024 and March 28, 2024
EXHIBIT 4 -	Hearing notification letter sent to applicant dated March 12, 2024 along with certificates of mailing
EXHIBIT 5 -	Staff Report dated April 3, 2024

Architect Wayne Garrick presented this application to the Board. He stated that the applicant is proposing to install an elevator and construct a covered front porch on the property, which will increase the total coverage on the property by 0.7%. The maximum coverage allowed in the VR-10 zone is 20%, and the present lot coverage is 21.5%. The addition of the elevator and front porch will create an overall lot coverage of 22.2%. He stated that the owner would like to construct the elevator to accommodate future "Aging in Place" needs. The covered porch will provide protection from the elements, and is designed to be in scale and proportion with the existing residence.

Chairwoman Gonyo asked what hardship is being claimed. W. Garrick replied that the percentage of coverage on the property currently is non-conforming. Chairwoman Gonyo asked if the porch needs to be as large as proposed. W. Garrick replied that the proposed size is in proportion to the house.

Chairwoman Gonyo asked if there were any members of the public who wished to speak regarding this application.

Richard Miller of 128 Niantic River Road spoke in favor of the application.

There being no further comments or questions, the public hearing was closed at 5:50.

4. NEW BUSINESS

J. Mullen stated that the Town Attorney will be scheduling a workshop meeting with the Board to review ZBA policies and procedures.

5. CORRESPONDENCE

No correspondence was received.

6. ADJOURNMENT

MOTION: Motion made by G. Gallup, seconded by J. Kohl, to adjourn the meeting at 5:55.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary