

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

AGENDA

**Zoning Board of Appeals
Waterford Town Hall**

**December 6, 2023
5:30 PM**

1. **CALL TO ORDER/APPOINTMENT OF ALTERNATES**
2. **APPROVAL OF THE November 1, 2023 MEETING MINUTES**
3. **OLD BUSINESS**
Application #ZBA-23-6 - Appeal of Angel Eyes Construction, LLC owner, Todd Pezzelosi applicant at 8 Point Comfort, R-20 zone. Variance is requested from zoning regulations: Section 4.4.1, Front Yard Setback as shown on plans titled "CAM Site Plan" dated August 19, 2023, revised to October 1, 2023. A Coastal Site Plan Review is required in accordance with the Coastal Management Act.
4. **NEW BUSINESS**
5. **CORRESPONDENCE**
6. **ADJOURNMENT**

RECEIVED FOR RECORD
WATERFORD, CT
2023 NOV 29 A 9:57
ATTEST: *[Signature]*
TOWN CLERK

MINUTES

RECEIVED FOR RECORD
WATERFORD, CT

2023 NOV -6 November 1, 2023
5:30 PM

Zoning Board of Appeals
Waterford Town Hall

Members Present: Catherine Gonyo, Michelle Kripps, Warren Mackenzie, John Morgan
Members Absent: Anne Darling
Alternates Present: William Herzfeld
Alternates Absent: Jason Maryeski, 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. W. Herzfeld was appointed to sit for A. Darling.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by M. Kripps, to approve the minutes of the September 6, 2023 special meeting as written.

VOTE: 4-0-1, W. Herzfeld abstaining

3. PUBLIC HEARING

Application #ZBA-23-6 - Appeal of Angel Eyes Construction, LLC owner, Todd Pezzelosi applicant at 8 Point Comfort, R-20 zone. Variance is requested from zoning regulations: Section 4.4.1, Front Yard Setback as shown on plans titled "CAM Site Plan" dated August 19, 2023, revised to October 1, 2023. A Coastal Site Plan Review is required in accordance with the Coastal Management Act.

The following exhibits were previously entered into the record:

- EXHIBIT 1 - ZBA Application and support material
- EXHIBIT 2 - CAM Application
- EXHIBIT 3 - Plan titled "CAM Site Plan" revised to 10/1/23
- EXHIBIT 4 - Preliminary Building Plans
- EXHIBIT 5 - DEEP referral dated 10/4/23
- EXHIBIT 6 - Legal Notice of Public Hearing published in the Day newspaper on October 18, 2023 and October 25, 2023
- EXHIBIT 7 - Hearing notification letter sent to applicant dated October 6, 2023 along with certificates of mailing
- EXHIBIT 8 - CT DEEP Land and Water Resources Division Coastal Site Plan Review Comments Checklist dated 10/17/23

Surveyor Brian Florek, representing the applicant, reviewed the requested variance with the Board. The applicant is requesting a front yard setback so the structure can be pulled away from the slope, and be closer to Point Comfort. The proposed location of the new home is in character

with the existing houses in the area.

Chairwoman Gonyo asked if there were any members of the audience who wished to speak regarding this application. There were no public comments.

The public hearing was closed at 5:44.

4. OLD BUSINESS

There was no old business.

5. NEW BUSINESS

Review of the 2024 meeting schedule

MOTION: Motion made by W. Herzfeld, seconded by M. Kripps, to approve the 2024 meeting schedule as drafted.

VOTE: 5-0

Review of the 2022/2023 Annual Report

MOTION: Motion made by M. Kripps, seconded by W. Herzfeld, to approve the 2022/2023 Annual Report as drafted.

VOTE: 5-0

Review of the 2025 Budget

MOTION: Motion made by W. Herzfeld, seconded by M. Kripps, to approve the 2025 budget as drafted.

VOTE: 5-0

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by W. Herzfeld, seconded by M. Kripps, to adjourn the meeting at 5:55.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary