

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

AGENDA

Zoning Board of Appeals Remote Access

March 2, 2022
6:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/81751758054?pwd=MXBYNnM3d1JSUXV4WmM4TG40NUplUT09>

Meeting ID: 817 5175 8054

Passcode: 729005

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+1 669 900 9128 US (San Jose)

Meeting ID: 817 5175 8054

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Find your local number: <https://us02web.zoom.us/j/khFY9CYyv>

<https://www.waterfordct.org/planning-development/pages/zba-meeting-march-2-2022>

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES

2. APPROVAL OF THE February 2, 2022 MEETING MINUTES

3. PUBLIC HEARING

Application #ZBA-22-4 - Appeal of Matthew Scott McNeil, owner and applicant, 42 Myrock Avenue, R-20 zone. Variances are requested from zoning regulations sections 4.4.1 – Front yard setback variance of 13 feet to allow a front yard setback of 37 feet and 4.4.3 – Rear yard setback variance of 11 feet to allow a rear yard setback of 39 feet. Variances are requested to construct an addition to the existing house as shown on the plan entitled: “Zoning Location Survey Property of Matthew Scott McNeil, for property located at 42 Myrock Avenue, Waterford, Connecticut” dated December 28, 2021.

4. APPLICATION REVIEWS

Application #ZBA-22-1 - Appeal of Libby Hill, LLC, owner and applicant at 934 & 940 Hartford Tpke, I-G zone. Variances are requested from Zoning Regulations Sections 11.4.1, Reduce Front Yard Setback 41 feet, from 75 feet to 34 feet. Section 20.17.2a Reduce Landscape buffer strip 5 feet, from

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15 feet to 10 feet. Variances are needed to construct a self-storage facility on property located at 934 & 940 Hartford Turnpike as shown on plans titled "934, 940 Hartford Tpke, Proposed Use: Self Storage" dated 12/6/21.

Application #ZBA-22-2 - Appeal of Mehak Realty, LLC, owner and applicant at 118 Boston Road, C-G zone. Variances are requested from zoning regulations: 8.4.1- Front Yard Setback –69' reduction from 75' to 6' for proposed canopy; 8.4.1- Front Yard Setback – 19' reduction from 75' to 56' for proposed building; 8.4.2 Side Yard Setback - 7' reduction from 30' to 23'; 8.4.3-Rear Yard Setback - 33' reduction from 50' to 17'; 20.3- parking spaces - 4 space reduction from 17 to 13 spaces; 20.17.1.b- Landscaping of Parking Areas - variance from requirement that the 5' side buffer be landscaped. Variances are requested to redevelop the site in accordance with basic industry practices and to provide parking, landscaping and other improvements as shown on the plan entitled: "Variance Plan, Convenience Store and Fueling Station Additions, 118 Boston Post Road, Waterford, Connecticut", dated July 16, 2021, revised to 12/20/21.

5. OLD BUSINESS

- Withdrawal of Application #ZBA-21-9, 8 Race Rock Road.

6. NEW BUSINESS

7. CORRESPONDENCE

8. ADJOURNMENT