

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

AGENDA

Zoning Board of Appeals Remote Access

February 2, 2022
6:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/82318541028?pwd=TnovRHhCQUUMlZ0tJajZyU2xwR0NkZz09>

One tap mobile

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Meeting ID: 823 1854 1028

Passcode: 176092

Find your local number: <https://us02web.zoom.us/j/82318541028?pwd=TnovRHhCQUUMlZ0tJajZyU2xwR0NkZz09>

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

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES

2. APPROVAL OF THE January 5, 2022 MEETING MINUTES

3. CONTINUED PUBLIC HEARINGS

Application #ZBA-21-9 - Appeal of Michael Dishaw, owner and applicant at 8 Race Rock Road, VR-7.5 zone. Variances are requested from Zoning Regulations Section 6a.6 – Increase building height from 20 feet to 31.5 feet and Section 6a.6 – Increase lot coverage from 20% to 28.84%. Variances are needed to construct a new single family home, as shown on plans titled “Property Survey Land Belonging to Michael Dishaw, 8 Race Rock Road, Waterford, CT” Revised through October 19, 2021.

4. PUBLIC HEARINGS

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 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.

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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**
6. **NEW BUSINESS**
7. **CORRESPONDENCE**
8. **ADJOURNMENT**