

MINUTES

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WATERFORD, CT

2022 MAR -3 AM 9:50
March 2, 2022
6:30 PM

Zoning Board of Appeals
Remote Access

Members Present:	Catherine Newlin, Ann Darling, Warren Mackenzie, John Morgan
Members Absent:	Michelle Kripps
Alternates Present:	Greg Gallup, William Herzfeld
Alternates Absent:	Jason Maryeski
Staff Present:	Jill Pisechko, Zoning Official; Dawn Choisy, Recording Secretary
Also Present:	Attorney Jeffrey Londregan, Attorney Robert Avena

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Newlin called the meeting to order at 6:30 and seated G. Gallup for M. Kripps.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by A. Darling, to approve the minutes of the February 2, 2022 meeting as written.

VOTE: 5-0

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.

Chairwoman Gonyo opened the public hearing and read the following exhibits into the record:

EXHIBIT 1 -	Application and Support Material
EXHIBIT 2 -	Plan titled “Zoning Location Survey, Property of Matthew Scott McNeil” dated December 28, 2021
EXHIBIT 3 -	Hearing notification letter to applicant dated February 8, 2022 along with certificates of mailing
EXHIBIT 4 -	Notice of Public Hearing published in the Day newspaper on February 16, 2022 and February 23, 2022
EXHIBIT 5 -	Proposed building plans

Surveyor James Bernardo, representing the applicant, reviewed the requested variances. He noted that the Board had previously granted variances for this property. The applicant is requesting the same variances, but has modified the footprint of the proposed addition.

Chairwoman Gonyo asked if there were any members of the public who wished to comment on this application. No public comment was received.

The public hearing was closed at 6:52.

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 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.

MOTION: Motion made by W. Mackenzie, seconded by A. Darling to approve #ZBA-22-1, and to find that the proposal, in accordance with Section 27.5.b, will be of the same kind and/or character of other properties in the surrounding neighborhood.

VOTE: 5-0

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.

MOTION: Motion made by A. Darling, seconded by W. Mackenzie to deny Application #ZBA-22-2 for the reason that there is a potential for increased traffic.

A. Darling revoked her motion and W. Mackenzie revoked his second of the motion.

MOTION: Motion made by G. Gallup, seconded by J. Morgan, to approve Application #ZBA-22-2.

VOTE: 3-2, A. Darling and W. Mackenzie voting against. Motion fails.

5. OLD BUSINESS

- The Board received a withdrawal of Application #ZBA-21-9, 8 Race Rock Road.
- Attorney R. Avena updated the Board on the status of #ZBA-22-3, the appeal of the Zoning Official's decision for 262 Boston Post Road. An extension request to the May meeting was received.

6. NEW BUSINESS

No new business was discussed.

7. CORRESPONDENCE

No correspondence was received.

8. ADJOURNMENT

MOTION: Motion made by A. Darling, seconded by J. Morgan, to adjourn the meeting at 7:13.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary