

MINUTES

Zoning Board of Appeals
Remote Access

February 2, 2022
6:30 PM

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

2022 FEB -7 PM 1:18

RECEIVED FOR RECORD
WATERFORD, CT

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Newlin called the meeting to order at 6:30.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by M. Kripps, to approve the minutes of the January 5, 2022 meeting as written.

VOTE: 5-0

3. CONTINUED PUBLIC HEARING

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.

W. Mackenzie recused himself from this application. G. Gallup was seated.

Surveyor Brian Florek, representing the applicant, addressed the Board. He referred to Exhibit 7 (Flood Zone Mapping) and Exhibit 8 (Lot coverage percentages of surrounding properties). He noted that the proposed house will not be out of character with the neighborhood.

Board members stated that they would like additional information submitted prior to closing the Public Hearing.

B. Florek requested an extension of time to close the public hearing. The hearing is continued to March 2, 2022 (28-days).

W. Mackenzie returned to the meeting.

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.

Chairwoman Newlin opened the public hearing and noted that Exhibits 1 through 8 were entered into the record:

- EXHIBIT 1 - Application and Support Material
- EXHIBIT 2 - Plan titled "934, 940 Hartford Tpke, Proposed Use: Self Storage" dated 12/6/21 revised to 1/19/22
- EXHIBIT 3 - Property Survey, Property of Sondra & Andrew Santer & Mayer Santer, 934, 940 Hartford Turnpike and 185 Cross Road.
- EXHIBIT 4 - Letter dated January 11, 2022 to Waterford Planning & Zoning from Ellen Bartlett, CLA Engineers, RE: Zoning Board of Appeals Application, Self-Storage, 934 & 940 Hartford Tpke
- EXHIBIT 5 - Hearing Notification letter to applicant dated January 13, 2022 along with certificates of mailing.
- EXHIBIT 6 - Notice of Public Hearing advertised in the Day newspaper on January 19, 2022 and January 26, 2022
- EXHIBIT 7 - Condensed Comment Sheet
- EXHIBIT 8 - Memo dated January 7, 2022 from Maureen FitzGerald to Jill Pisechko, Re: Application ZBA-22-1

Attorney William Sweeney, representing the applicant, reviewed this proposal with the Board. He entered the following exhibits into the record: Exhibit 9 – Aerial photograph of property; Exhibit 10 – Marked-up version of survey; Exhibit 11 – Aerial photograph with details; Exhibit 12 – Quit Claim deed; Exhibit 13 – Easement map.

Board members referred to Staff's comments contained in the Condensed Comment Sheet (Exhibit 7). W. Sweeney stated that the applicant has responded to Staff's comments, and chose to come before the Board prior to the other commissions.

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

The public hearing was closed at 7:42.

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.

Chairwoman Newlin opened the public hearing and noted that the exhibits 1 through 9 had been entered into the record:

- EXHIBIT 1 - Application and Support Material:

- EXHIBIT 2 - Letter dated December 28, 2021 to Waterford Zoning Board of Appeals from Attorney Zachary A. Kohl, Re: 118 Boston Post Road, Waterford – Variance Requests
- EXHIBIT 3 - Plan titled “Variance Plan, Convenience Store and Fueling Station Additions” revised to 12/20/21
- EXHIBIT 4 - Property Survey, Prepared for Mehak Realty, LLC dated May 28, 2021
- EXHIBIT 5 - Hearing Notification letter to applicant dated January 13, 2022 along with certificates of mailing
- EXHIBIT 6 - Notice of Public Hearing advertised in the Day newspaper on January 19, 2022 and January 26, 2022.
- EXHIBIT 7 - Condensed Comment Sheet
- EXHIBIT 8 - Elevation drawings dated 4/4/21, revised to 12/10/21
- EXHIBIT 9 - Prior canopy approvals for ZBA #2004-008, 76 Boston Post Road

Attorney Zachary Kohl, representing the applicant, presented this application. Also present was project engineer Tristan Wallace of Loureiro Engineering Associates.

Attorney Kohl noted that an application for this property was previously denied by the Board. He reviewed the variances being requested, and the changes made from the previous application.

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

The public hearing was closed at 8:16.

5. OLD BUSINESS

No new business was discussed.

6. NEW BUSINESS

J. Pisechko informed the Board that 1 new variance application has been received.

7. CORRESPONDENCE

The Commission received a letter from Attorney Mark Kepple requesting a 45-day extension of time to hear appeal #ZBA-22-3.

8. ADJOURNMENT

MOTION: Motion made by W. Mackenzie, seconded by J. Morgan, to adjourn the meeting at 8:19.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary