

MINUTES

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WATERFORD, CT

2022 JAN -6 AM 10:18

Zoning Board of Appeals
Remote Access

January 5, 2022
6:30 PM TOWN CLERK

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 6:35. G. Gallup & W. Herzfeld were seated for M. Kripps and A. Darling.

2. APPROVAL OF MINUTES

MOTION: Motion made by W. Herzfeld, seconded by W. Mackenzie, to approve the minutes of the December 1, 2021 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.

J. Pisechko informed the Board that the applicant’s agent had submitted a request to continue the public hearing for Application #ZBA-21-9 to the February 2, 2022 meeting.

4. APPLICATION REVIEWS

Application #ZBA-21-7 - Appeal of Michael J. & Maureen M. McKeon, owners and applicants and at 19 Magonk Point Road, R-40 zone. Variances are requested from Zoning Regulations Section 5.1 – Reduce lot size from 40,000 square feet to 34,109 square feet; Section 5.4.1 – Reduce front yard setback from 50 feet to 26 feet 4.5 inches; Section 5.4.2 – Reduce side yard setback from 25 feet to 8 feet 6 inches and Section 5.4.3 – Reduce rear yard setback from 50 feet to 39 feet 7 inches. Variances are needed to construct a new single family home, as shown on plan titled “Site Plan, McKeon Residence, 19 Magonk Point Road, Waterford, CT”, dated September 28, 2021.

MOTION: Motion made by J. Morgan, seconded by W. Mackenzie, to approve Application #ZBA-21-7 for the following reasons:

1. Not detrimental to the neighborhood;
2. Reduction in overall non-conformity on the site;
3. Complies with the flood zone regulations

VOTE: 5-0

Application #ZBA-21-8 - Appeal of Gwendolyn T. Bosco, owner and applicant at 278 Boston Post Road, C-MF zone. Variances are requested from Zoning Regulations Sections 8.4.1 front Yard Setback, 30 feet; 8.4.2, Side Yard setback, 8 ft; 8.4.3, Rear Yard Setback, 3 ft. Variances are needed to construct an addition on an existing home, as shown on plans titled "Property Survey, Land Belonging to: Gwendolyn T. Bosco, 278 Boston Post Road, Waterford Connecticut revised to October 19, 2021

Chairwoman Gonyo recused herself from review of this application, and turned off her video and muted herself. W. Mackenzie took over the chair.

J. Pisechko noted that there were only 4 voting members available for this application and all 4 members would have to vote to approve. She asked Brian Florek, the applicant's agent, if he wished to have the Board act with only 4 members. B. Florek stated that he would like to go forward.

MOTION: Motion made by W. Herzfeld, seconded by J. Morgan to approve Application #ZBA-21-8 for the following reason:
1. The addition is for ADA purposes to allow for physical accessibility.

VOTE: 5-0

Chairwoman Gonyo returned to the meeting.

5. OLD BUSINESS

No new business was discussed.

6. NEW BUSINESS

J. Pisechko informed the Board that 2 new variance applications have been received, as well as one appeal of the ZEO's decision.

Approval of the FY2023 ZBA Budget

MOTION: Motion made by W. Herzfeld, seconded by G. Gallup, to approve the FY2023 ZBA Budget as drafted.

VOTE: 5-0

7. CORRESPONDENCE

No correspondence was submitted.

8. ADJOURNMENT

MOTION: Motion made by J. Morgan, seconded by W. Herzfeld, to adjourn the meeting at 6:48.

VOTE: 5-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary