

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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David L. Longo
TOWN CLERK

AGENDA

December 1, 2021
6:30 PM

Zoning Board of Appeals
Waterford Town Hall

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES
2. ELECTION OF OFFICERS
3. APPROVAL OF THE October 27, 2021 Special MEETING MINUTES
4. WELCOME TO NEW MEMBERS & LEGAL REVIEW OF ZBA ROLE BY TOWN ATTORNEY

5. PUBLIC HEARINGS

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.

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

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.

6. OLD BUSINESS

7. NEW BUSINESS

Approval of 2022 Zoning Board of Appeals meeting schedule

ZBA Appeal of Zoning Officer Decision by Filomena's Restaurant

8. CORRESPONDENCE

9. ADJOURNMENT