

**MINUTES
SPECIAL MEETING
Remote Access**

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2021 OCT 29 AM 10:45
TOWN CLERK

Zoning Board of Appeals

October 27, 2021
6:30 PM

Members Present: Joshua Friedman, Catherine Newlin, Michelle Kripps,
Warren Mackenzie, Anne Darling
Alternates Present: Jason Maryeski
Alternates Absent: Danielle McCarty, Darcy Van Ness
Staff Present: Jill Pisechko, Zoning Official; Dawn Choisy, Recording
Secretary
Also Present: Attorney Jeffrey Londregan

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Friedman called the meeting to order at 6:30.

2. APPROVAL OF MINUTES

MOTION: Motion made by C. Newlin, seconded by M. Kripps to approve the minutes of the September 8, 2021 meeting as drafted.

VOTE: 5-0

3. APPLICATION REVIEW

Application #ZBA-21-6 - Appeal of Mehak Realty, LLC, owner and applicant; and Tristan Wallace, Loureiro Engineering Associates, Inc., agent at 118 Boston Post Road, C-G zone. Variances are requested from zoning regulations: 8.4.1- Front Yard Setback – 73' reduction from 75' to 2' (min.) for proposed canopy; 8.4.1- Front Yard Setback – 11' reduction from 75' to 64' (min.) for proposed building; 8.4.2 Side Yard Setback - 23' reduction from 30' to 7' (min.); 8.4.3-Rear Yard Setback - 45' reduction from 50' to 5' (min.); 20.3- parking spaces - 3 space reduction from 19 to 16 spaces; 20.8 b-Distance of Parking Along Access Drives - 11' reduction from 40' to 29'(min.) to the street line; 20.17.1 b-Landscaping of Parking Areas - variance from requirement that the 5' side buffer be landscaped. Existing side yard occupied by abutting property's drive. 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, prepared for Mehak Realty, LLC", dated July 16, 2021.

A. Darling stated that although she was not at the last meeting, she had watched the video and reviewed the material submitted.

Board members noted that the applicant is proposing to increase the non-conformities on the site, and the goal should be to decrease non-conformities. The Board discussed the large number of variances being requested and the lack of hardship proven.

MOTION: Motion made by C. Newlin, seconded by A. Darling, to deny without prejudice Application #ZBA-21-6.

VOTE: 5-0

Reasons for denial:

1. Excessive number of variances requested.
2. Increase in non-conformities.
3. No hardship proven.

4. OLD BUSINESS

5. NEW BUSINESS

Review and approval of 2020/2021 Annual Report

MOTION: Motion made by C. Newlin, seconded by M. Kripps to approve the Zoning Board of Appeals 2020/2021 Annual Report as drafted.

VOTE: 5-0

6. CORRESPONDENCE

No correspondence was submitted.

7. ADJOURNMENT

MOTION: Motion made by C. Newlin, seconded by A. Darling, to adjourn the meeting at 7:08.

VOTE: 5-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary