

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

AGENDA Special Meeting

**Zoning Board of Appeals
Remote Access**

**October 27, 2021
6:30 PM**

<https://us02web.zoom.us/j/89482200982?pwd=OTNpY2Z5YVFXWmlXYUxXVml10OEQ4Zz09>

Meeting ID: 894 8220 0982

Passcode: 760915

One tap mobile

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Dial by your location

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+1 301 715 8592 US (Washington DC)

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+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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<https://www.waterfordct.org/planning-development/pages/zba-special-meeting-october-27-2021>

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1. **CALL TO ORDER/APPOINTMENT OF ALTERNATES**
2. **APPROVAL OF THE September 8, 2021 MEETING MINUTES**
3. **APPLICATION REVIEWS**

Application #ZBA-21-6 - Appeal of Mehak Realty, LLC, owner and applicant, for property located at 118 Boston 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.

4. OLD BUSINESS

5. NEW BUSINESS

Review and approval of 2020/2021 Annual Report

6. CORRESPONDENCE

7. ADJOURNMENT