



**AGENDA
PUBLIC HEARING
SPECIAL MEETING**

**Zoning Board of Appeals
Remote Access**

**September 8, 2021
6:30 PM**

Join Zoom Meeting

<https://us02web.zoom.us/j/83652053861>

Meeting ID: 836 5205 3861

One tap mobile

+13126266799,,83652053861# US (Chicago)

+16465588656,,83652053861# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 836 5205 3861

Find your local number: <https://us02web.zoom.us/j/83652053861>

Town of Waterford website:

<https://www.waterfordct.org/planning-development/pages/zba-virtual-meeting>

RECEIVED FOR RECORD
WATERFORD, CT
2021 SEP - 1 AM 10:12
TOWN CLERK
H. David H. Cooper

- 1. CALL TO ORDER/APPOINTMENT OF ALTERNATES**
- 2. APPROVAL OF THE August 4, 2021 PUBLIC HEARING MINUTES**
- 3. RECEIPT OF APPLICATIONS**
- 4. PUBLIC HEARINGS**

Application #ZBA-21-6 - Appeal of Mehak Realty, LLC, owner and applicant; and Tristan Wallace, Loureiro Engineering Associates, Inc., agent 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.

5. OLD BUSINESS

Application #ZBA-21-5 - Appeal of Matthew Scott McNeil, owner and applicant; and James Bernardo, LS, agent at 42 Myrock Avenue, R-20 zone.

Variances are requested from zoning regulations sections **4.4.1 – Front yard setback** variance of 13 feet to allow a front yard setback of 37 feet and **4.4.3 – Rear yard setback** variance of 11 feet to allow a rear yard setback of 39 feet. Variances are requested to construct an addition to the existing non-conforming house as shown on the plan entitled: "Zoning Location Survey Property of Matthew Scott McNeil, for property located at 42 Myrock Avenue, Waterford, Connecticut" revised through July 15, 2021.

6. NEW BUSINESS

Calendar year 2022 schedule

7. CORRESPONDENCE

8. ADJOURNMENT