

MINUTES

Zoning Board of Appeals
Remote Access

August 4, 2021
6:30 PM

Members Present: Catherine Newlin; Acting Chair; Michele Kripps, Anne Darling,
Secretary; Warren Mackenzie
Members Absent: Joshua. Friedman, Chair
Alternates Present: Jason Maryeski
Alternates Absent: Danielle McCarty, Darcy Van Ness
Staff Present: Abby Piersall, Planning Director; Anna Scanlon, Recording Secretary
Staff Absent: Jill Pisechko, Zoning Official

RECEIVED FOR RECORD
WATERFORD, CT
2021 AUG -5 AM 10:23
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chair Newlin called the meeting to order at 6:30 PM and appointed Jason Maryeski to sit for Joshua. Friedman.

2. APPROVAL OF MINUTES

MOTION: Motion made by M. Kripps seconded by A. Darling to approve the minutes of the **June 2, 2021** meeting as written.

VOTE: 5-0

MOTION: Motion made by M. Kripps seconded by A. Darling, to approve the minutes of the **June 16, 2021** Special meeting as written.

VOTE: 5-0

3. RECEIPT OF APPLICATIONS

Application #ZBA-21-5 - 42 Myrock Avenue, Matthew Scott McNeil, Owner

4. PUBLIC HEARING

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.

James Bernardo, LS, agent addressed the board. Mr. Bernardo stated that a variance is needed to address the front and rear setback as the lot size is 100'X100' leaving no buildable area without a variance. There is no side setback variance needed. The home was built in 1920 prior to the Zoning Regulations.

Mr. Bernardo asked if the mailing certificates were received and whether or not he had to read Exhibit 5 in. Ms. Piersall stated the exhibit items were received and distributed to the board and posted online for public review, before the meeting.

Mr. Bernardo then spoke to each of the criteria for decision listed in Section 27.5 of the Waterford Zoning Regulations.

Mr. Bernardo asked the Board to take action on this application this evening and then introduced Mitch Margolis, a family member of the owner, who requested the Board take action this evening.

Acting Chair Newlin asked how property 42 R gained access to their property.

Mr. Bernardo answered from the apartments next door.

Acting Chair Newlin asked if there was anyone in the audience who wished to speak in favor of the application.

None spoke

Acting Chair Newlin asked if there was anyone in the audience who wished to speak against the application.

None spoke.

Mr. Mackenzie asked for clarification on the impact of the front and rear yard setback request.

Mr. Bernardo clarified that the proposed addition would not encroach farther than the existing structure in the required front yard setback but that a greater encroachment was requested into the rear yard setback.

Mr. Mackenzie asked who owns the property at 42 R Myrock Avenue.

Mr. Bernardo responded Steven Marien & Leonard Montesi.

Acting Chair Newlin noted the homes were shown on the submitted plan in Exhibit 3.

Acting Chair Newlin stated that the Zoning Board of Appeals' policy is not to act on public hearing matters until the next meeting.

There being no further comments or questions, the public hearing was closed at 6:44 PM.

5. OLD BUSINESS

No Old Business to discuss.

6. NEW BUSINESS

No New Business to discuss.

7. CORRESPONDENCE

No Correspondence.

8. ADJOURNMENT

MOTION: Motion made by Michele Kripps seconded by Anne Darling to adjourn the meeting at 6:50 PM

VOTE: 5-0

Respectfully Submitted,

Anna Scanlon
Recording Secretary