

**MINUTES
SPECIAL MEETING
Remote Access**

Planning & Zoning Commission
Waterford Town Hall

January 13, 2021
3:00 PM

Members Present: J. Friedman, C. Newlin, A. Darling, M. Kripps, W. Mackenzie
Alternates Absent: J. Maryeski, D. McCarty, D. VanNess
Staff Present: J. Pisechko, Zoning Official; D. Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Friedman called the meeting to order at 3:05. No alternates were appointed.

W. Mackenzie stated that he had reviewed the record and video of the public hearing for Application #ZBA-20-8.

2. OLD BUSINESS

Application #ZBA-20-8 -Appeal of Harry F. & Judith A. Haynes, Trustees, owners, Harry F. Haynes, applicant, and Brian Florek, LS, agent at 241 Shore Road, R-40 zone. A variance is requested from zoning regulations section 5.4.2- Side yard setback variance of 9.6 feet to allow a side yard setback of 15.4 feet. Variance is required to construct and addition to the existing home as shown on plan entitled "Property Survey Land Belonging to Harry F. & Judith A. Haynes, Trustees 241 Shore Road Waterford, Connecticut" dated 09/30/2020.

MOTION: Motion made by M. Kripps, seconded by C. Newlin, to approve Application #ZBA-20-8 for the following reasons:

1. The proposal will not be a detriment to the neighborhood;
2. The proposal is in keeping with the neighborhood;
3. The current non-conformity will not be increased.

VOTE: 5-0

3. ADJOURNMENT

MOTION: Motion made by A. Darling, seconded by M. Kripps, to adjourn the meeting at 3:12.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary

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