

**MINUTES
SPECIAL MEETING**

Zoning Board of Appeals
Remote Access

June 16, 2021
6:30 PM

Members Present: Joshua. Friedman, Chair Catherine Newlin; Vice Chair; Michele Kripps; Anne Darling, Secretary; Warren Mackenzie

Members Absent:

Alternates Present: Jason Maryeski

Alternates Absent: Danielle McCarty; Darcy Van Ness

Staff Present: Jill Pisechko, Zoning Official; Anna Scanlon, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chair Friedman called the meeting to order at 6:33 PM.

2. OLD BUSINESS

Application #ZBA-21-3 - Appeal of Robert and Grace Kyne Jr., owners and Grace Kyne, applicant and Brian Florek, LS, agent at 18 Dimmock Road, R-40 zone.

Variances are requested from zoning regulations sections 5.4.2 – Side yard setback variance of 10 feet to allow a side yard of 15 feet and 25.2.1 – Septic system construction within 50 feet of a wetland. Variances are required to construct an addition to the existing home and convert the existing non-conforming garage to a home office space as shown on the plan entitled "Site Improvement Survey Land Belonging to Robert, Jr. & Grace Kyne, 18 Dimmock Road Waterford, Connecticut" revised through March 13, 2021.

MOTION: Motion made by C. Newlin, seconded by A. Darling,
to approve Application #ZBA-21-3 for the following reasons:

1. The proposal is in keeping with the neighborhood;
2. The current non-conformity will not be increased;
3. Not making any further encroachments then what is already there;
4. It is already preexisting non-conforming lot.

W. Mackenzie stated: Due to the hardship which was claimed, and the wetlands existing on the property and the limited environmental impact, the variance they would need to be able to put it, non-conforming with the side yard set back, should be approved as it is the least harmful place on their property they could repair and put in their septic system. Especially due to the fact the it seems the that the Town does not have any plans to put in public water or sewer on that street. C. Newlin stated: There is public water but no public sewer on that street.

VOTE: 5-0

3. ADJOURNMENT

MOTION: Motion made by C. Newlin seconded by A. Darling to adjourn the meeting at 6:38 PM

VOTE: 5-0

Respectfully Submitted,

Anna Scanlon
Recording Secretary