

MINUTES

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WATERFORD, CT

2023 JUL 18 A 8:32

Zoning Board of Appeals
Waterford Town Hall

ATTEST: *Dawn Choisy* July 12, 2023
TOWN CLERK 5:30 PM

Members Present: Catherine Gonyo, Anne Darling, Michelle Kripps, Warren Mackenzie, John Morgan
Alternates Absent Jason Maryeski, Greg Gallup, William Herzfeld
Staff Present: Wayne Scott, Zoning Official; Dawn Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:34. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by M. Kripps, seconded by J. Morgan, to approve the minutes of the June 7, 2023 special meeting as written.

VOTE: 5-0

3. PUBLIC HEARINGS

Chairwoman Gonyo opened the following public hearings:

Application #ZBA-23-3 - Appeal of Jeffery and Audrey Huse, owners and applicants at 28 Vivian St, R-20 zone. Variance is requested from zoning regulations: Section 4.4.2, Side Yard Setback, as shown on plans titled "Improvement Location Survey – Zoning, prepared for Jeffrey & Audrey Huse" revised to 5/1/23.

Application #ZBA-23-4 - Appeal of David McCarthy, owner and applicant at 7 Strosberg Road, C-G zone. Variance is requested from zoning regulations: Section 8.4.1 – Front Yard Setback, and 8.4.2 – Side Yard Setback, as shown on plans titled "Zoning Location Survey" dated May 30, 2023.

Application #ZBA-23-5 - Appeal of Maryse Callard, Trustee (c/o George Szdlowski), owner, James Bernardo, LS applicants at 4 Ridgewood Avenue, VR-7.5 zone. Variance is requested from zoning regulations: Sections 6a.6, Side Yard Setback and 6a.6, Front Yard Setback as shown on plans titled "Zoning Compliance Survey, for Property Located at 4 Ridgewood Avenue" dated April 21, 2023. A Coastal Site Plan Review is required in accordance with the Coastal Management Act.

MOTION: Motion made by J. Morgan, seconded by A. Darling, to continue the public hearings for Application #ZBA-23-3, Application #ZBA-23-4 and Application #ZBA-23-5 to the August 2, 2023 regular meeting of the Board.

VOTE: 5-0

4. OLD BUSINESS

Application #ZBA-23-2 - Appeal of Russell & Martha Krebs, owners and applicants at 15 Division St, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1, Front Yard Setback and Section 4.4.2, Side Yard Setback, as shown on plans titled "Zoning Location Survey, Property of Russell Krebs & Martha Krebs for property located at 15 Division Street" dated April 5, 2023.

MOTION: Motion made by J. Morgan to approve Application #ZBA-23-2. M. Kripps seconded the motion.

The Board discussed the variances requested, and potential impact on neighbors.

VOTE: 0-5, application denied.

REASON: The proposal does not comply with Section 27.5.a of the Zoning Regulations: The size and intensity of the proposal under consideration and its potential impact on the surrounding neighborhood, including consideration of past ownership patterns involving the property in question and adjacent properties and changes in the Zoning Regulations which have occurred since the lot in question was created.

5. NEW BUSINESS

There was no new business.

6. CORRESPONDENCE

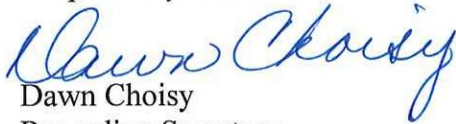
No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by J. Morgan, seconded by A. Darling, to adjourn the meeting at 5:45.

VOTE: 5-0

Respectfully Submitted,


Dawn Choisy
Recording Secretary