

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

AGENDA

**Zoning Board of Appeals
Waterford Town Hall**

**November 1, 2023
5:30 PM**

1. **CALL TO ORDER/APPOINTMENT OF ALTERNATES**
2. **APPROVAL OF THE September 6, 2023 MEETING MINUTES**
3. **PUBLIC HEARING**
Application #ZBA-23-6 - Appeal of Angel Eyes Construction, LLC owner, Todd Pezzelosi applicant at 8 Point Comfort, R-20 zone. Variance is requested from zoning regulations: Section 4.4.1, Front Yard Setback as shown on plans titled "CAM Site Plan" dated August 19, 2023, revised to October 1, 2023. A Coastal Site Plan Review is required in accordance with the Coastal Management Act.
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - Review of 2024 meeting schedule
 - Review of 2022/2023 Annual Report
6. **CORRESPONDENCE**
7. **ADJOURNMENT**

RECEIVED FOR RECORD
WATERFORD, CT
2023 OCT 24 A 9:14
TOWN CLERK



Town of Waterford

Department of Planning and Development
www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Variance Application to the Zoning Board of Appeals

Property Address: 8 Point Comfort

1. Type of Variance Application(s) (Check all that apply)

- | | | |
|---|---|---|
| ☒ Residential | ☒ CAM Residential | ☐ Location of Approval DMV |
| ☐ Other Residential | ☐ CAM Non-Residential | ☐ Other: _____ |
| ☐ Non-Residential | | |

2. Owner(s) of Record (As listed on deed)

Name: Angel Eyes Construction, LLC Telephone#: 860.389.8361
Address: 8 Point Comfort Cell Phone#: 860.389.8361
City/State: Waterford, CT Email: lauryr.furano@gmail.com

3. Applicant Information

Name: Todd Pessolesi Telephone#: 860.389.8361
Address: 49 Cross Road Cell Phone#: 860.389.8361
City/State: Waterford, CT Email: lauryr.furano@gmail.com

4. Agent Information

Name: Brian D. Florek, LS CFS Telephone#: 860.271.6006
Address: 239 Shore Road Cell Phone#: 860.271.6006
City/State: Waterford, CT Email: bflorek@floreksurveyingllc.com

5. Application Request Type

I/We hereby apply for:

Variance from the Zoning Regulations ☒

Repairer's/Dealer's License ☐

6. Parcel Information

Map/Block/Lot: 102 / 62 / 97 102 / 62 / 97 Street No. & Name: 8 Point Comfort
Approximate Size SF/AC: 13,366 / 0.31 Date acquired: 7/24/2023 Zone(s): R-20
Deed recorded in Waterford Land Records Volume Number: 1829 Page(s): 57
Located on the side South of Point Comfort, 250 feet
(N, S, E, W) (STREET)
SW from the intersection of Point Comfort and Oswegatchie Road
(N, S, E, W) (STREET) (STREET)

The variance relates to (please check one):

Use: ☐ Area: ☐ Frontage: ☐Yards/Setbacks: ☒Signs: ☐Dealer/Repairer: ☐**7. Zone District**

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 S.F.	13,366 S.F.	13,366 S.F.
MINIMUM FRONTAGE	85 ft.	100 ft.	100 ft.
MINIMUM FRONT YARD	50 ft.	0.8 ft.	20 ft.
MINIMUM SIDE	20 ft.	19.7 ft.	20 ft.
MINIMUM REAR YARD	50 ft.	49 ft.	63.5 ft.
MAXIMUM BUILDING COVERAGE	25%	11.8%	13.38 %
MAXIMUM BUILDING HEIGHT	35 ft.	25 ft.	30 ft.
MINIMUM PARKING SPACES			

8. Under what section(s) of the Zoning Regulations is the appeal based?*Attach additional sheet if necessary*

Section 4.4.1 Front Yard Setback

9. Specifically state amount of variance or action Board is requested to take:*Attach additional sheet if necessary*

30 ft. of front yard setback.

10. What is the hardship claimed? See Sections 27.4 and 27.5 of the Zoning Regulations

See attached

11. Has/Have any previous appeal(s) been filed in connection with these premises during the past ten calendar years?

Yes ☐

No ☒

If yes, _____ and _____
Date(s) Appeal Number(s)

12. Coastal Area Management Boundary

Is the property within the Coastal Area Management Boundary?

Yes ☒

No ☐

Is a CAM report required?

Yes ☒

No ☐

If yes, is the report attached?

Yes ☒

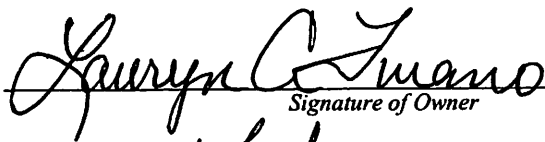
No ☐

If No, note the exempt section(s) of Zoning Regulations _____

13. Owner, Applicant and/or Agent Acknowledgement

By signing below, the Owner and Applicant hereby grant the Waterford Zoning Board of Appeals and its authorized agents, including the Zoning Enforcement Officer, and Town Public Works Staff, the right to enter the premises, subject of the application, to inspect and verify the information contained in the variance application.

I/We hereby depose and say that all the above statements and the statements contained in any papers submitted herewith are true to the best of my knowledge and belief.


Signature of Owner
10/3/2023
Date


Signature of Applicant/Agent
10/3/2023
Date

Florek Surveying, LLC

239 Shore Road
Waterford, CT 06385
860.271.6006
bflorek@floreksurveyingllc.com

8 Point Comfort

Hardship

The existing home at 8 Point Comfort is located at the top of a steep slope down to the Niantic River. The proposed home is sited away from the top of slope but it encroaches into the front yard setback.

A front yard variance is being requested. Note the front yard setbacks of existing homes on Point Comfort as shown on the plan. The front yard setback fits the character of the neighborhood.



8 POINT COMFORT

Location	8 POINT COMFORT	Mblu	102/ / 6297/ /
Acct#	00584200	Owner	ANGEL EYES CONSTRUCTION LLC
Assessment	\$477,420	Appraisal	\$682,030
PID	6297	Building Count	2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$144,030	\$538,000	\$682,030
Assessment			
Valuation Year	Improvements	Land	Total
2022	\$100,820	\$376,600	\$477,420

Parcel Addresses

Additional Addresses		
Address	City, State Zip	Type

8 POINT COMFORT		Secondary
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Owner of Record

Owner	ANGEL EYES CONSTRUCTION LLC	Sale Price	\$649,900
Co-Owner		Certificate	
		Book & Page	1829/57
		Sale Date	07/28/2023
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ANGEL EYES CONSTRUCTION LLC	\$649,900		1829/57	00	07/28/2023
BISPHAM HARRISON A IV	\$420,000		1633/0286	UNKQ	02/21/2020
SHAY EDWARD A JR & JUDITH M	\$0		0245/0979	00	08/07/1978

Building Information

Building 1 : Section 1

Year Built:	1924
Living Area:	1,170
Replacement Cost:	\$170,034
Building Percent Good:	64

Building Attributes	
Field	Description
Style	Conventional

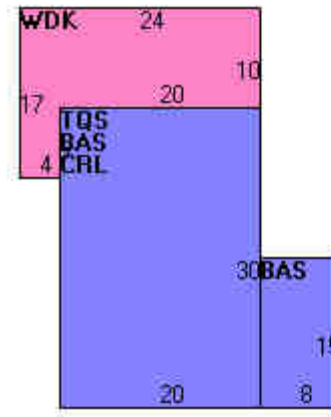
Model	Residential
Grade:	C
Stories	1.75
Occupancy	1
Exterior Wall 1	Cedar/Redwood
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Arch Shingles
Interior Wall 1	Panel
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceramic Tile
Heat Fuel	Oil
Heat Type:	Steam
AC %	0
Total Bedrooms:	2
Full Bthrms:	1
Half Baths:	1
Extra Fixtures	1
Total Rooms:	5
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	1
Fireplace(s)	1
Extra Opening(s)	0

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos/\A00\01\21\94.JPG>)

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/6297_6297)

Building Sub-Areas (sq ft)

Legend

Gas Fireplace(s)	0
% Attic Fin	0
LF Dormer	12
Foundation	Piers
Bsmt Gar(s)	0
Bsmt %	0
SF FBM	0.00
SF Rec Rm	0
Fin Bsmt Qual	
Bsmt Access	Hatchway

Code	Description	Gross Area	Living Area
BAS	First Floor	720	720
TQS	Three Quarter Story	600	450
CRL	Crawl Space	600	0
WDK	Deck	268	0
		2,188	1,170

Building 2 : Section 1

Year Built: 1955
Living Area: 391
Replacement Cost: \$53,349
Building Percent Good: 66

Building Attributes : Bldg 2 of 2	
Field	Description
Style	Apt/Garage
Model	Residential
Grade:	D
Stories	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	

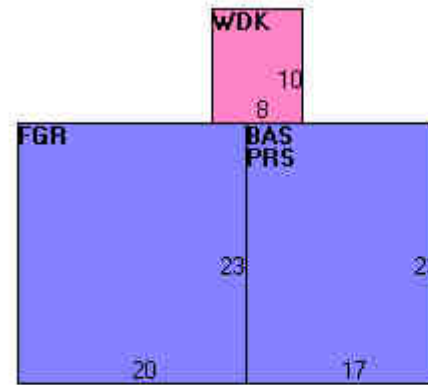
Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos//default.jpg>)

Roof Structure	Gable
Roof Cover	Arch Shingles
Interior Wall 1	Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Elec Baseboard
AC %	0
Total Bedrooms:	1
Full Bthrms:	1
Half Baths:	0
Extra Fixtures	0
Total Rooms:	3
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	1
Fireplace(s)	0
Extra Opening(s)	0
Gas Fireplace(s)	0
% Attic Fin	0
LF Dormer	0
Foundation	Piers
Bsmt Gar(s)	0
Bsmt %	0

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/6297_2022)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	391	391
FGR	Garage	460	0
PRS	Piers	391	0
WDK	Deck	80	0
		1,322	391

SF FBM	0.00
SF Rec Rm	0
Fin Bsmt Qual	
Bsmt Access	None

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	101	Size (Acres)	0.33
Description	Res Dwelling	Frontage	100
Zone	R-20W	Depth	0
Neighborhood	500W	Assessed Value	\$376,600
Alt Land Appr Category	No	Appraised Value	\$538,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$133,960	\$538,000	\$671,960
2021	\$110,460	\$355,510	\$465,970

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$93,780	\$376,600	\$470,380
2021	\$77,330	\$248,860	\$326,190



Town of Waterford

Building, Conservation, Planning and Zoning

www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Rev: 07/24/14

PZC Form 2:

Application for Coastal Area Management Site Plan Permit

Property Address: 8 Point Comfort

1. General

- a. This form must be submitted in conjunction with *PZC Form 1: Planning and Zoning Application* or, in the case of minor activities and if permitted by the Zoning Enforcement Officer, *Zoning Compliance Permit*.
- b. This form does not supersede or take the place of any state or federal permits. The applicant shall consult with the necessary agencies to review the possibility of additional permits, including general or individual permits that may be required for specific activities.

2. Authority

Consistent with Connecticut General Statutes, Chapter 444, Secs. 22a-90 to 22a-113j, Waterford's Planning and Zoning Commission, acting in the capacity of the Town's Zoning Commission, regulates certain activities upon properties which lie completely or partially within the coastal area as defined by CGS §22a-94(b). Specifically, the Commission's is authorized, cited in part, by the following:

Sec. 22a-105. Coastal site plan reviews. (a) Coastal municipalities shall undertake coastal site plan reviews in accordance with the requirements of this chapter.

(b) The following site plans, plans and applications for activities or projects to be located fully or partially within the coastal boundary and landward of the mean high water mark shall be defined as "coastal site plans" and shall be subject to the requirements of this chapter: (1) Site plans submitted to a zoning commission in accordance with section 22a-109; (2) plans submitted to a planning commission for subdivision or resubdivision in accordance with section 8-25 or with any special act; (3) applications for a special exception or special permit submitted to a planning commission, zoning commission or zoning board of appeals in accordance with section 8-2 or with any special act; (4) applications for a variance submitted to a zoning board of appeals in accordance with subdivision (3) of section 8-6 or with any special act, and (5) a referral of a proposed municipal project to a planning commission in accordance with section 8-24 or with any special act.

3. Coastal Resources and Policies

- a. By placing a check mark in the appropriate box(es), identify the coastal resources and their policies for each that is located on and adjacent to the property or that may be influenced by the activities associated with the application.
 Note: A resources may be located on site, adjacent and be off-site but influenced by the activities. Refer to CGS §22a-92(a) for General Coastal Resource Policy, CGS§221-92(b)(2) and CGS §22a-93(7) for definitions of each corresponding policy's coastal resource.

Coastal Resource	On-site	Adjacent	Off-site but within Influence
General Coastal Resources	X	X	
Beaches and Dunes	X	X	
Bluffs & Escarpments	X	X	
Coastal Hazard Area			
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters	x	x	
Development Shorefront	X	X	
Freshwater Wetlands and Watercourses			
Intertidal Flats			
Islands			
Rocky Shorefront			
Shellfish Concentration Area			
Shorelands	X	X	X
Coastal Hazard Area ID Type (i.e. VE, A, etc.)	AE	NA	NA
Base Flood Elevation	12	NA	NA
Tidal Wetlands	X	X	

- b. Consistency with Coastal Resources and Policies.

Attached a typed and briefly statement of how the resources checked are consistent or inconsistent with coastal resource policies.

4. Coastal Use and Activities Policies and Standards

- a. Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- | | |
|---|--|
| ☒ General Development | ☐ Sewer and Water Lines |
| ☐ Water-Dependent Uses | ☐ Energy Facilities |
| ☐ Ports and Harbors | ☐ Fuel, Chemicals and Hazardous Materials |
| ☐ Coastal Structures and Filling | ☐ Transportation |
| ☐ Dredging and Navigation | ☐ Solid Waste |
| ☐ Boating | ☐ Dams, Dikes and Reservoirs |
| ☐ Fisheries | ☐ Cultural Resources |
| ☐ Coastal Recreation and Access | ☐ Open Space and Agricultural Lands |

- b. Consistency With Applicable Coastal Use Policies And Standards

Attach an explanation of how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. For projects proposed at waterfront sites (including those with tidal wetlands frontage), particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below:

5. Mitigation of Adverse Impacts and Overall Consistency *(all applications)*

Attach a summary addressing each of the following:

- Describe the methods proposed to mitigate any adverse impacts.
- Explain why adverse impacts are not being mitigated, if applicable.
- Summarize why the project as proposed is consistent with the Connecticut Coastal Management Act

c. Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects. Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

<u>Potential Adverse Impacts on Coastal Resources</u>	<u>Applicable</u>	<u>Not Applicable</u>	<u>Mitigation Proposed</u>
i. Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions	☐	☒	☐
ii. Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	☐	☒	☐
iii. Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours	☐	☒	☐
iv. Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff	☐	☒	☐
v. Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction	☐	☒	☐
vi. Degrading visual quality through significant alteration of the natural features of vistas and view points	☐	☒	☐
vii. Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity	☐	☒	☐
viii. Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat	☐	☒	☐

6. Potential Adverse Impacts on Water-dependent Uses (for project or activity is proposed at a waterfront site)

- a. Identification of existing and/or proposed Water-dependent Uses: Attach a description of the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):*
- b. Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

<i>Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities</i>	<i>Applicable</i>	<i>Not Applicable</i>	<i>Mitigation Proposed</i>
i. Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use	☐	☒	☐
ii. Replacing an existing water-dependent use with a non-water dependent use	☐	☒	☐
iii. Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters	☐	☒	☐

7. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Signature



Applicant



Agent



Land Owner

Land Owner

Printed Name

Todd Pezzolesi

Date

9-30-23

Brian D. Florek, LS CFS

9-30-23

Todd Pezzolesi

9-30-23

Florek Surveying, LLC

239 Shore Road
Waterford, CT 06385
860.271.6006
bflorek@floreksurveyingllc.com

8 Point Comfort

Coastal Area Management Narrative

3b. All items are consistent with the coastal resource policy. After the existing home has been demolished, all proposed construction activity will be on flat gradient portion of the site and away from the escarpment top to protect the natural resource.

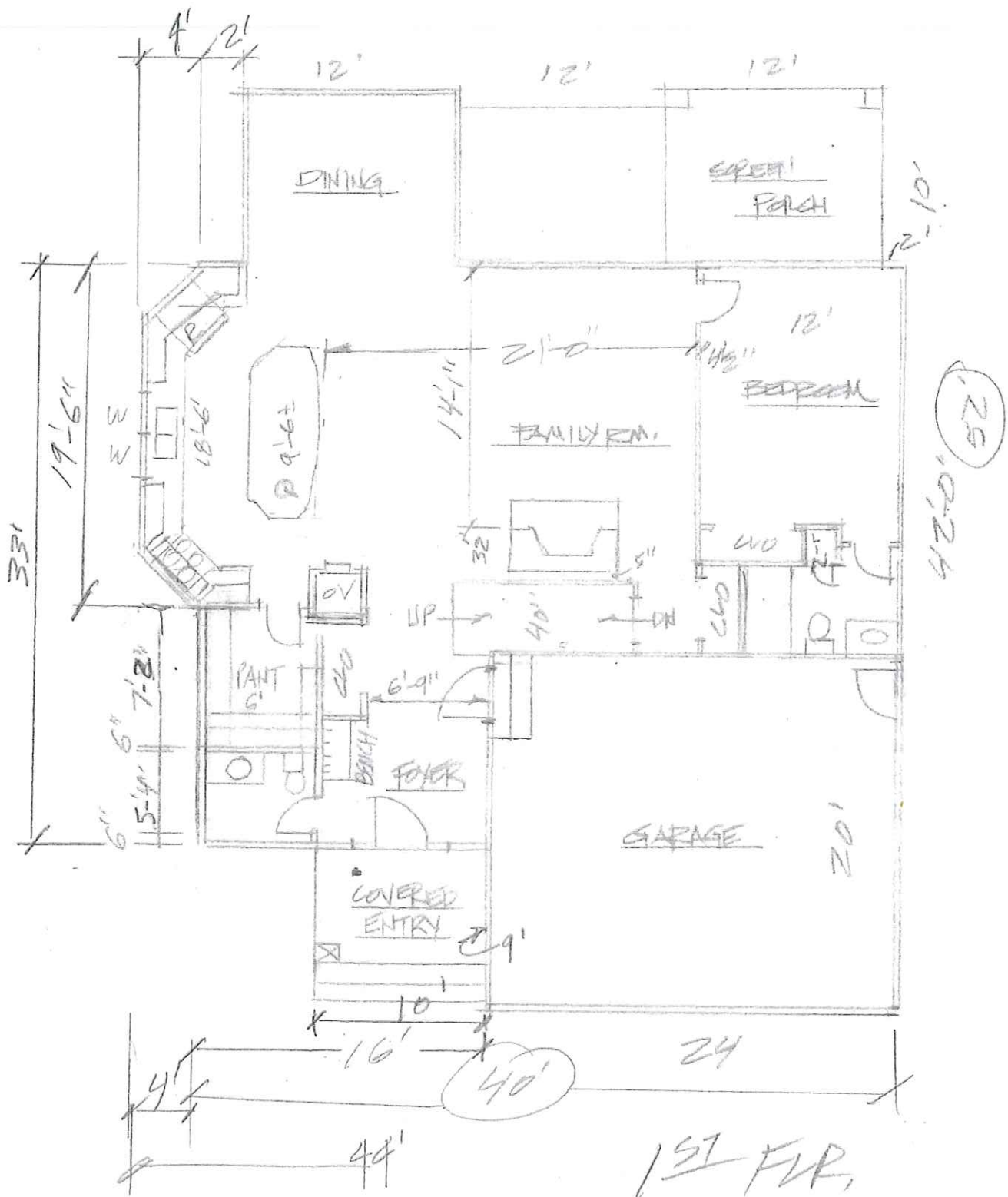
4b. The applicant is planning to demolish the existing house and construct a new home. The current home is at the top of slope. The proposed home will be setback from the top of the escarpment. There is no proposed activity on the slope at the edge of the Niantic River.

5a. Describe methods proposed to mitigate any adverse impacts: The proposed construction will include hay bales backed by silt fence along the top of the escarpment during the entire construction period. All disturbed areas will be seeded to establish a lawn to further protect the escarpment. A roof drain infiltration system will also be installed to minimize the effects of a point discharge from the impervious roof.

5b. Explain why adverse impacts are not being mitigated: This is not applicable.

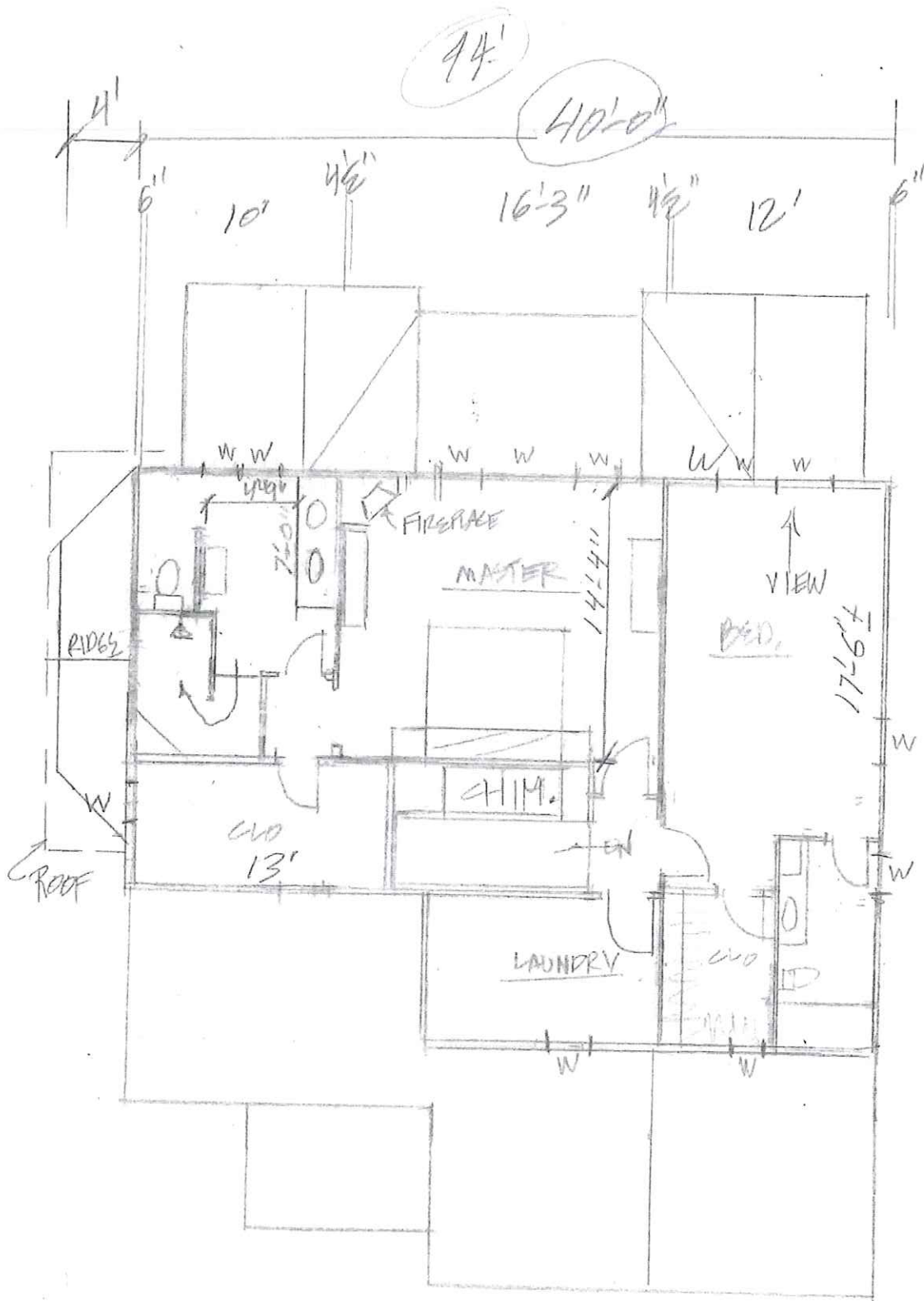
5c. The project proposes practical and proactive measures to mitigate and protect the escarpment. By pulling the proposed home away from the top of slope (where the existing home is located) further reduces impact. The roof drain infiltration system further reduces point discharge into the river. The current site does not have this protective measures.



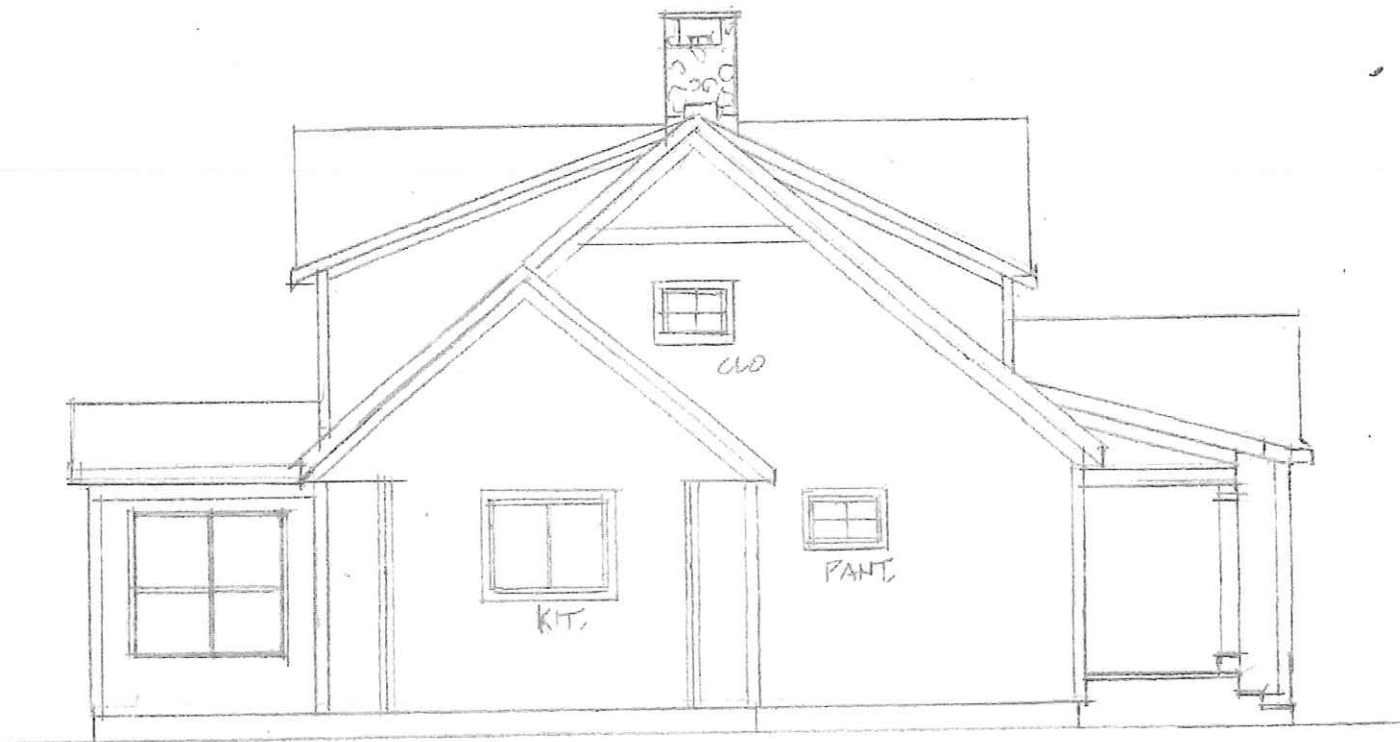


1ST FLR.

9-25-23
Pg 1



SECOND FLOOR



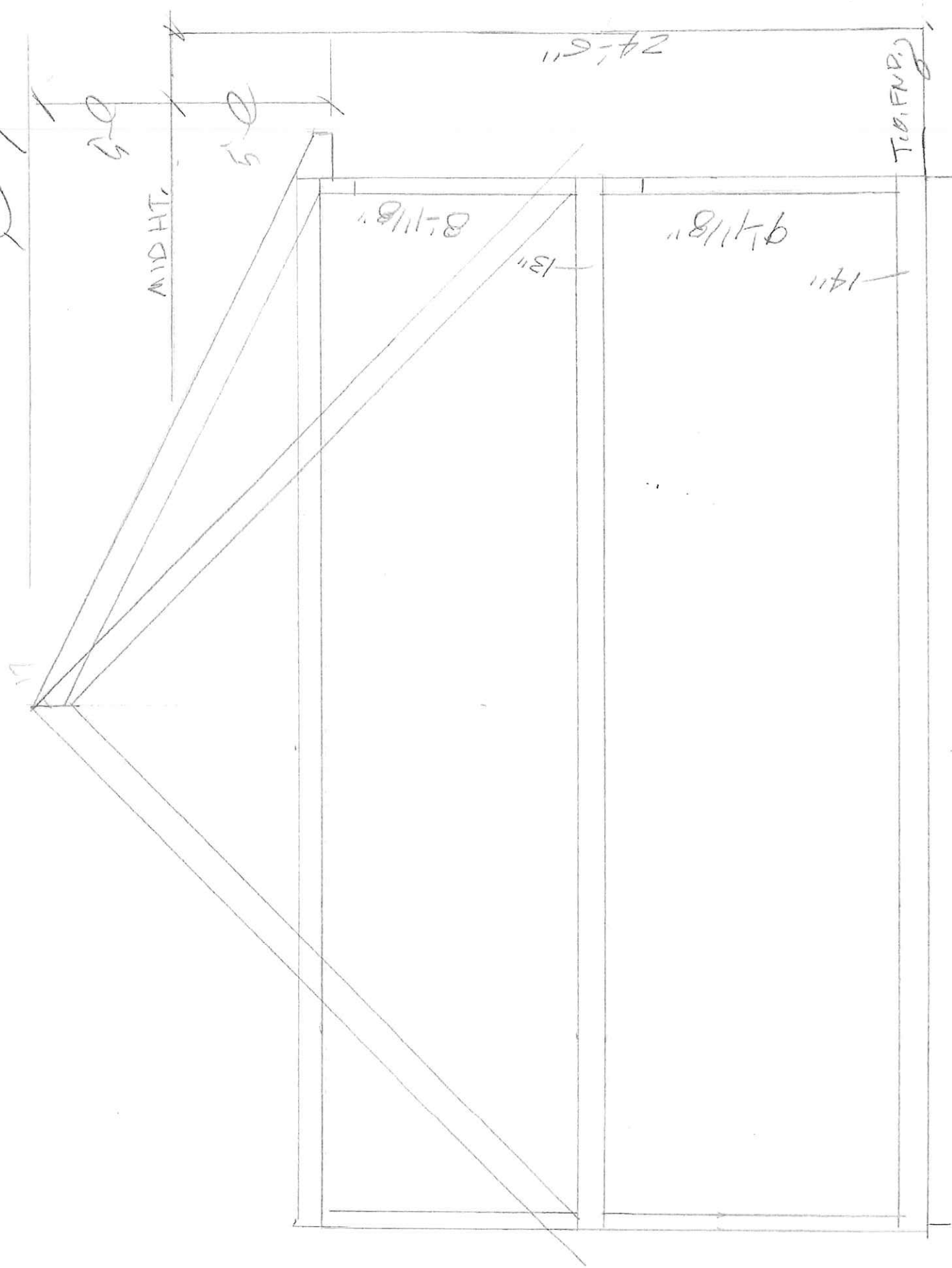
LEFT

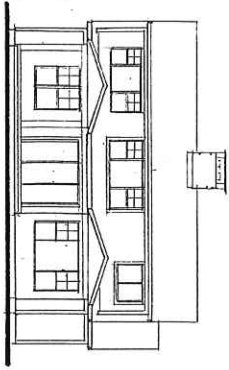


REAR

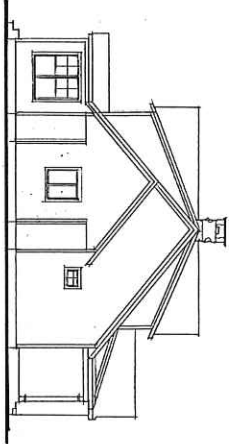
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Pg 4

895 (20) 916

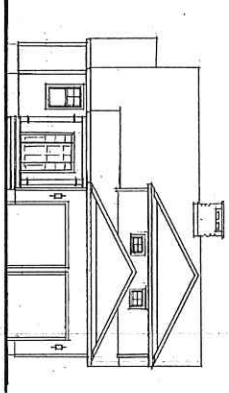




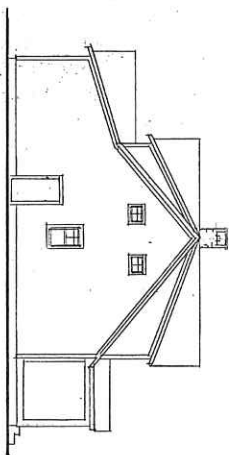
REAR (SOUTH)
SCALE 1/8" = 1'-0"



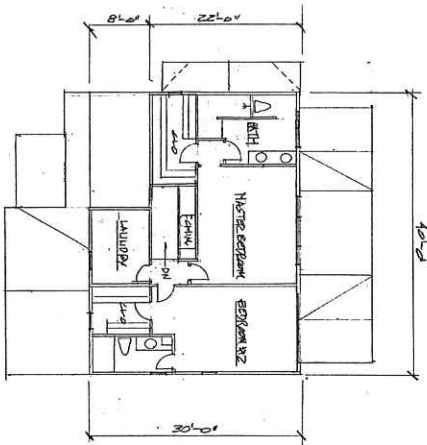
LEFT (EAST)
SCALE 1/8" = 1'-0"



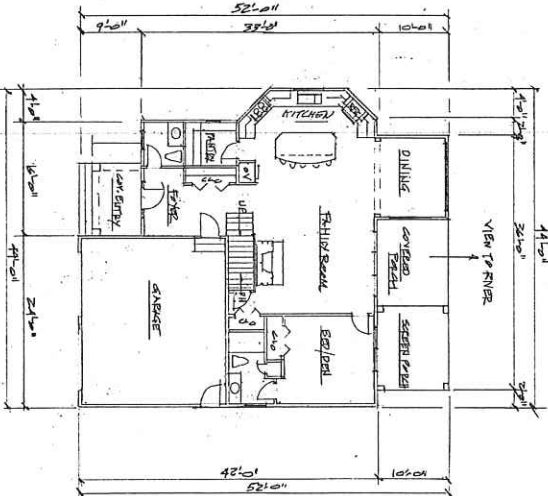
FRONT (NORTH)
SCALE 1/8" = 1'-0"



RIGHT (WEST)
SCALE 1/8" = 1'-0"



SECOND FLOOR
SCALE 1/8" = 1'-0"



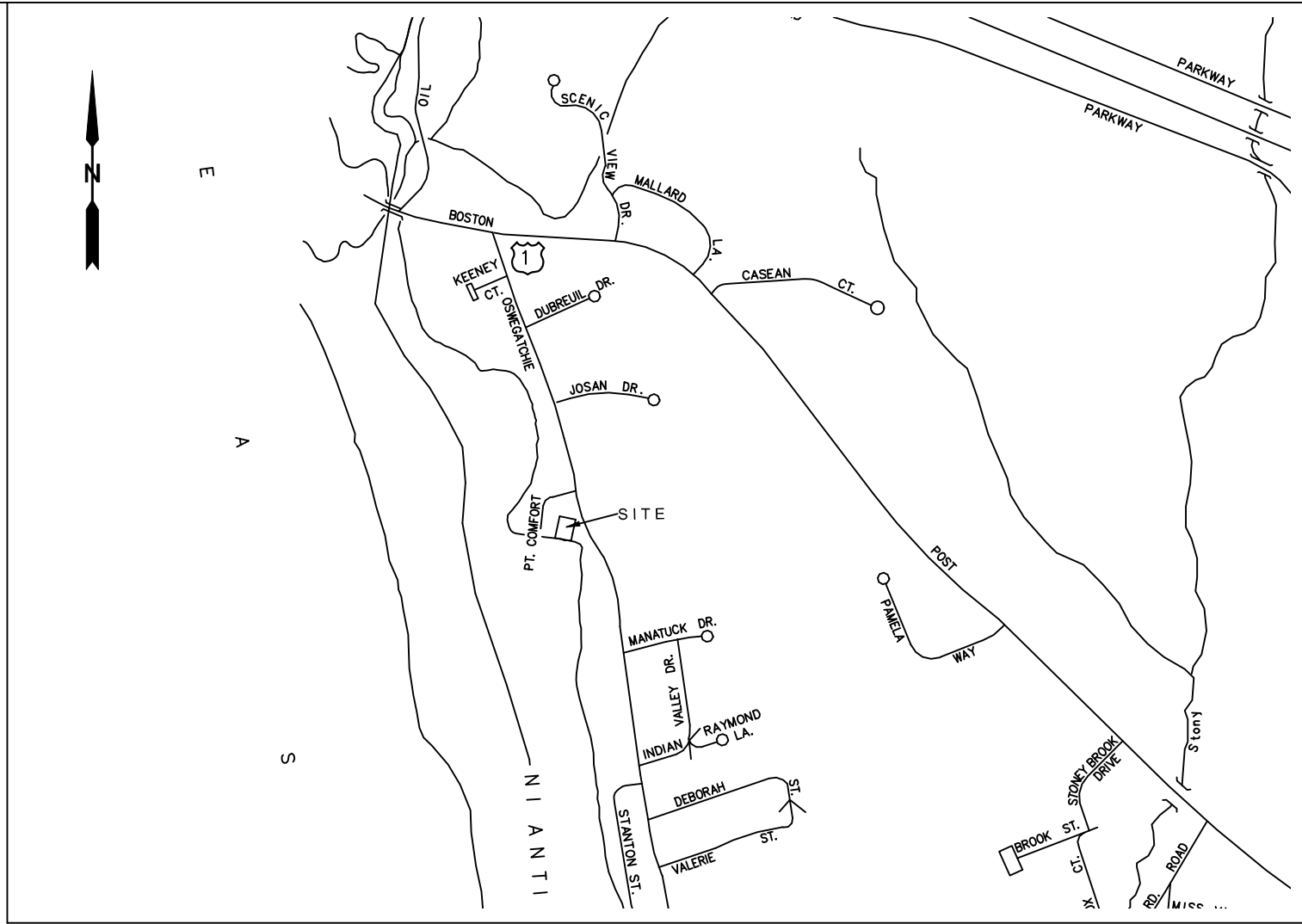
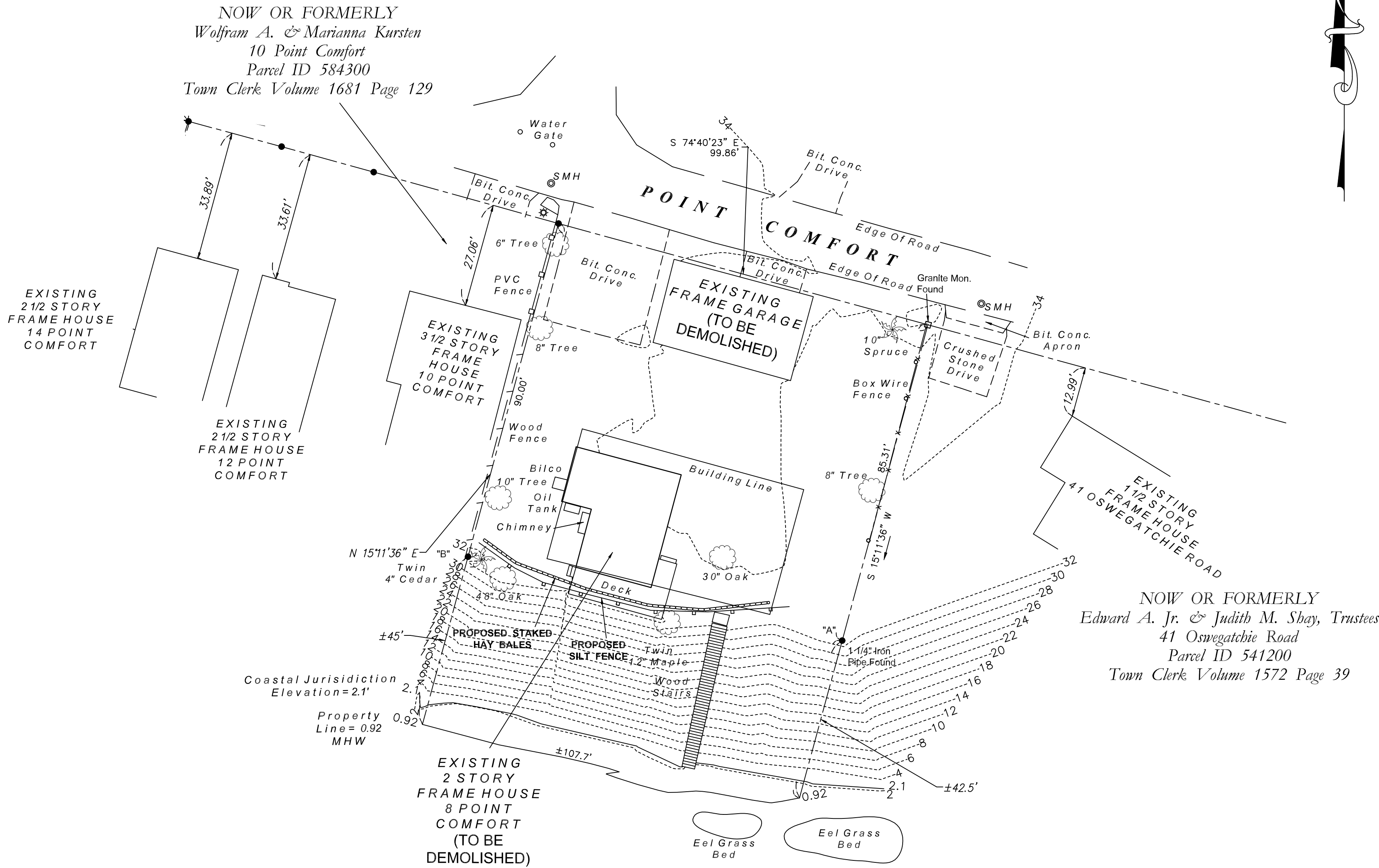
FIRST FLOOR
SCALE 1/8" = 1'-0"

PROPOSED OUTLINING
8 BENTLEY ROAD
WILMINGTON, CT
10-2-03
AL

LEGEND

These standard symbols may be found in the drawing.

- ★ Light Pole
- CONC. Concrete
- BIT. Bituminous
- σ Utility Pole
- WV Water Valve
- GV Gas Valve
- X X Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- I.P.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GMS Granite Merestone
- EX. CONC. MDN. Existing Concrete Monument
- TBS To Be Set
- Tree line
- CHD CT Highway Department Monument
- Existing Contour Line



LOCATION MAP

Graphic Scale
1" = 1000'



GENERAL NOTES:

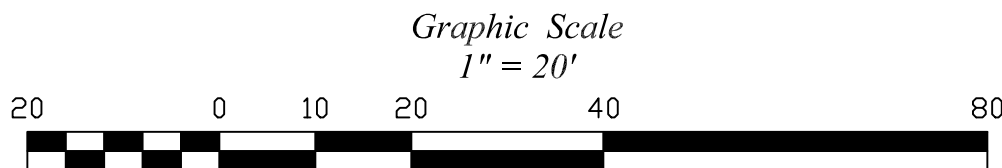
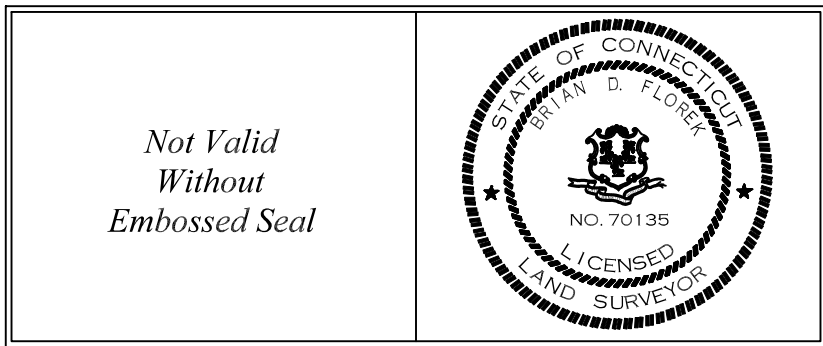
- Reference is made to the following plans:
 - "Plan Of Kenyon Property, #12 & #14 Point Comfort, Waterford, CT., Scale: 1"=10', Dated: March 1995." Plan surveyed and mapped by Edmond D. Sitty, Plan filed on the Florek Surveying Land Records as Map 750.
 - "Site Plan, Property Belonging To Roger K. Kenyon, 12 Point Comfort, Waterford, Connecticut, Scale: 1"=10', Zone: R-20, Dated: March 18, 2002, Map Revised Through: April 12, 2003." Plan surveyed and mapped by William F. Kent and filed on the Florek Surveying Land Records as Plan #1800.
 - "Plan Of Property At Avery's Point On Niantic River In The Town Of Waterford, CT, Belonging To Mrs. Anne B. Rogers Minor, April, 1909, Scale: 1"=30'." Plan surveyed and mapped by Daboll & Crandall, Civil Engineers and filed on the Waterford Land Records as Plan #23
 - "Property Survey, Land Belonging To: Renee Burrus, 18 Point Comfort Road, Waterford, Connecticut, Scale: 1"=20', Dated: August 10, 2020." Plan surveyed and mapped by Florek Surveying, LLC.
- Not all underground utilities have been shown. Call before you dig (CBYD) is recommended prior to any construction.
- North orientation is based on two independent RTK GNSS observations utilizing the Superior Network in August 2020.
- The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- Removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.
- Reference is made to Waterford Town Clerk Volume 1829 Page 57 for the subject property.
- Survey closing line from Point "A" to "B" is N 77°-21'-42" W, 99.96'.
- 10 & 12 Point Comfort and 41 Oswegatchie Road home locations are to the Class 'T-D' accuracy.
- Property is in FEMA Flood Zone AE-12.

SURVEY NOTES:

- This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a PROPERTY SURVEY based on a Resurvey in General Notes. This plan is intended to show EXISTING CONDITIONS.
- This survey conforms to Class A-2 / T-2.

To the best of my knowledge and belief this map is substantially correct as noted thereon.

Brian D. Florek, L.S., CFS #70135 Date:
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006



CAM SITE PLAN

EXISTING CONDITIONS
LAND BELONGING TO:
ANGEL EYES CONSTRUCTION LLC
8 POINT COMFORT ROAD
WATERFORD, CONNECTICUT

SCALE: 1" = 20'
AUGUST 19, 2023
REVISED: OCTOBER 1, 2023
Sheet 1 of 2

LEGEND

These standard symbols may be found in the drawing.

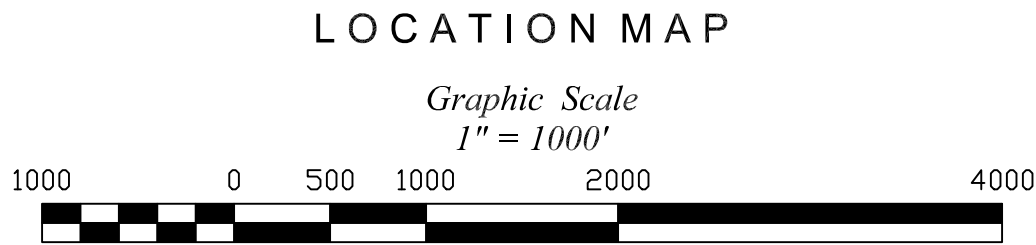
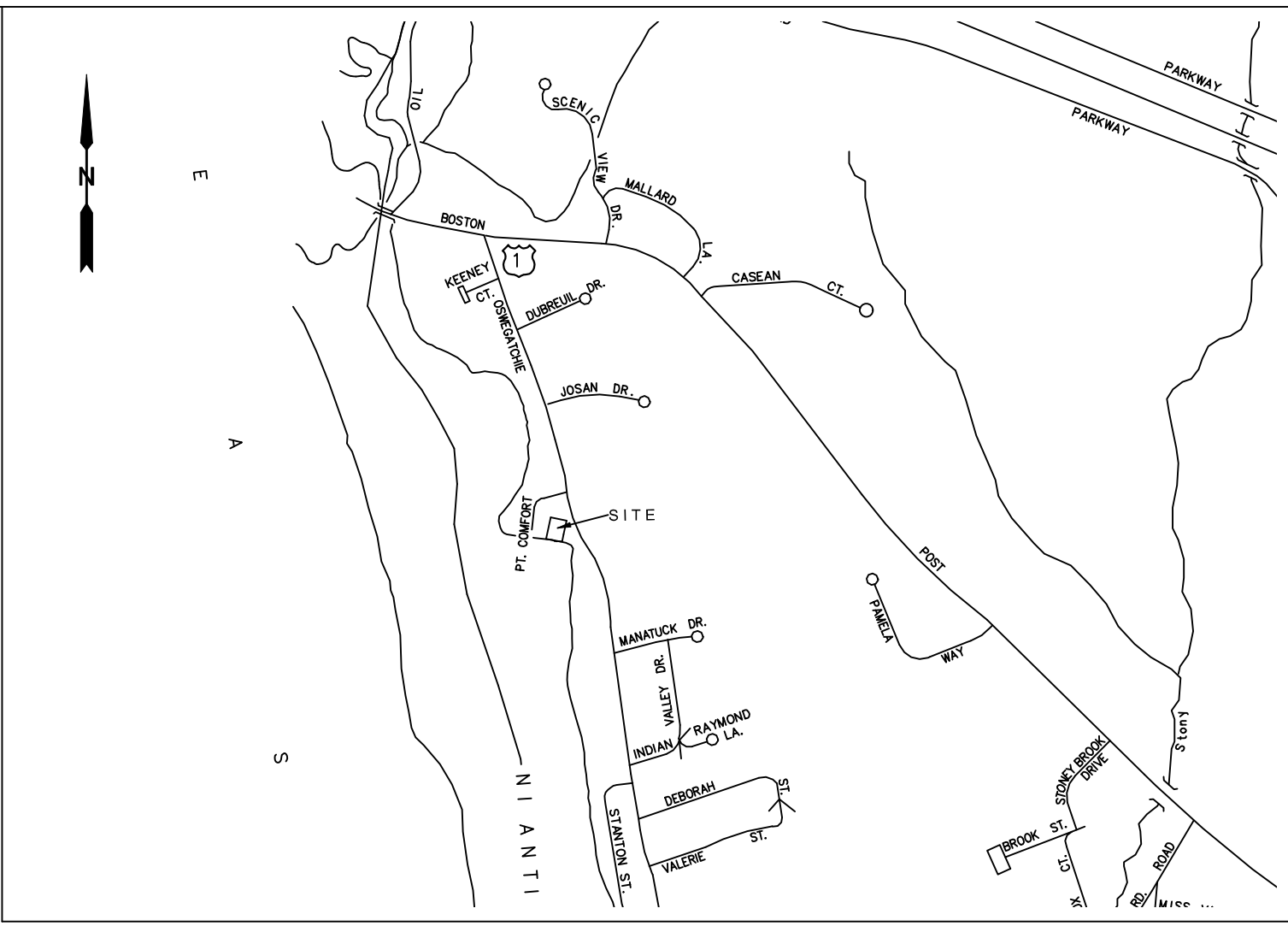
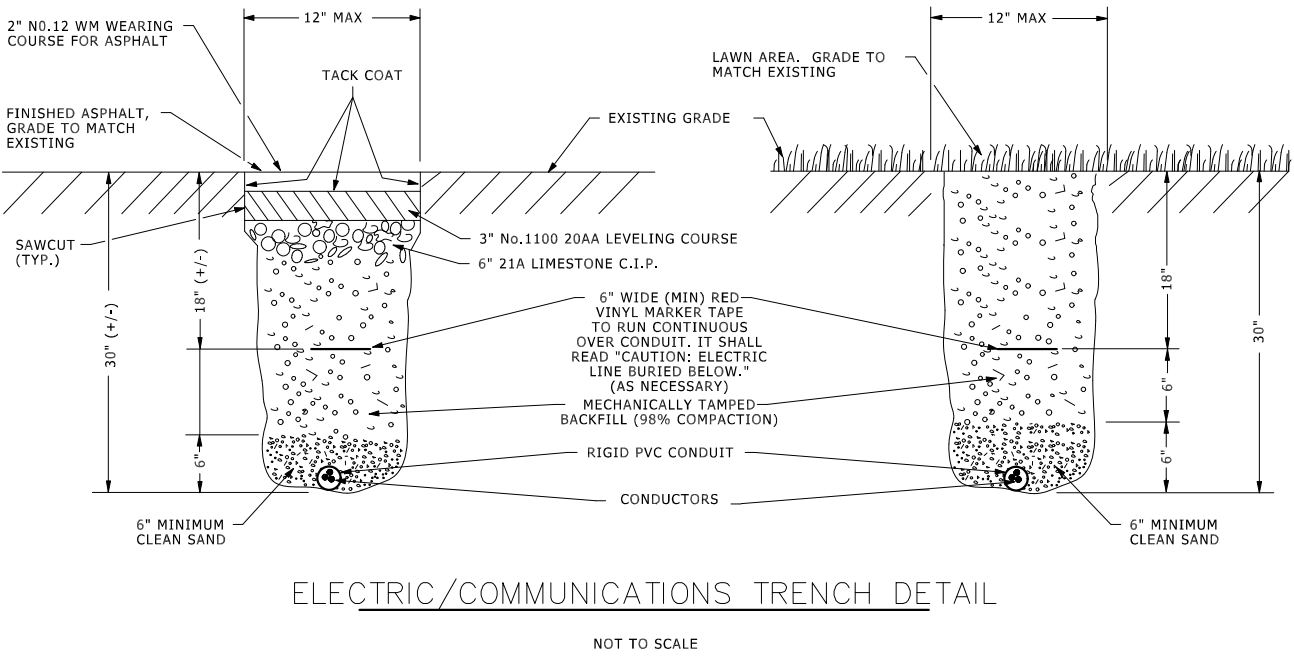
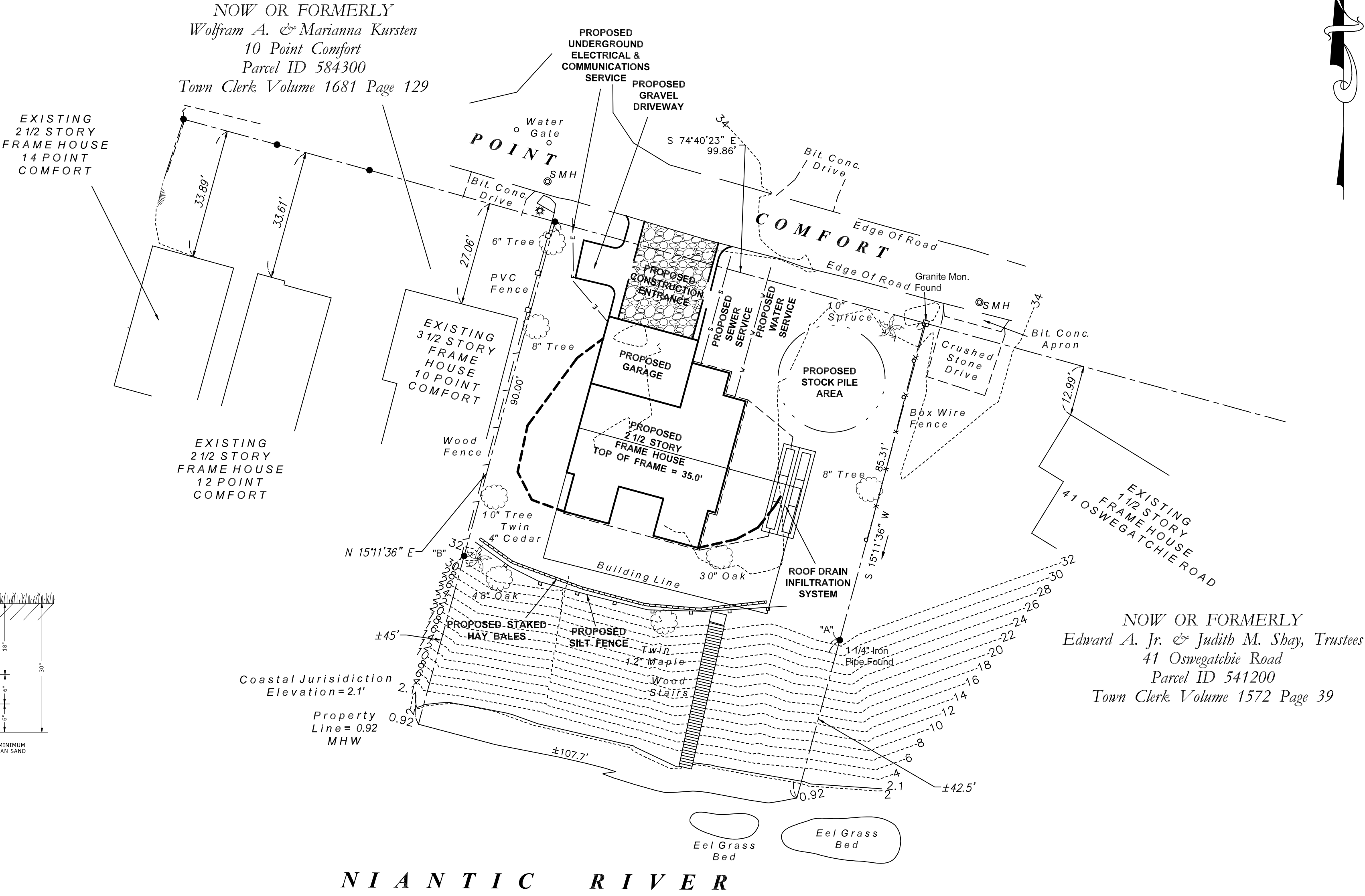
- Light Pole
- CONC. Concrete
- BIT. Bituminous
- Utility Pole
- WV Water Valve
- GV Gas Valve
- Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- I.P.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GMS Granite Merestone
- EX. CONC. MDN. Existing Concrete Monument
- To Be Set
- TBS Tree line
- CHD Highway Department Monument
- Existing Contour Line

Zoning Compliance Chart		
Zone: R-20		
Minimum Lot Area:	Required: 20,000 s.f.	Provided: 13,366 s.f.*
Minimum Lot Frontage:	85 ft.	99.86 ft.
Minimum Lot Width:	100 ft.	100 ft.
Minimum Front Yard Setback:	50 ft.	20 ft.*
Minimum Side Yard Setback:	20 ft.	20 ft.
Minimum Rear Yard Setback:	50 ft.	63.6 ft.
Maximum Building Coverage:	20%	13.4%
Maximum Building Height:	35 ft.	30 ft.

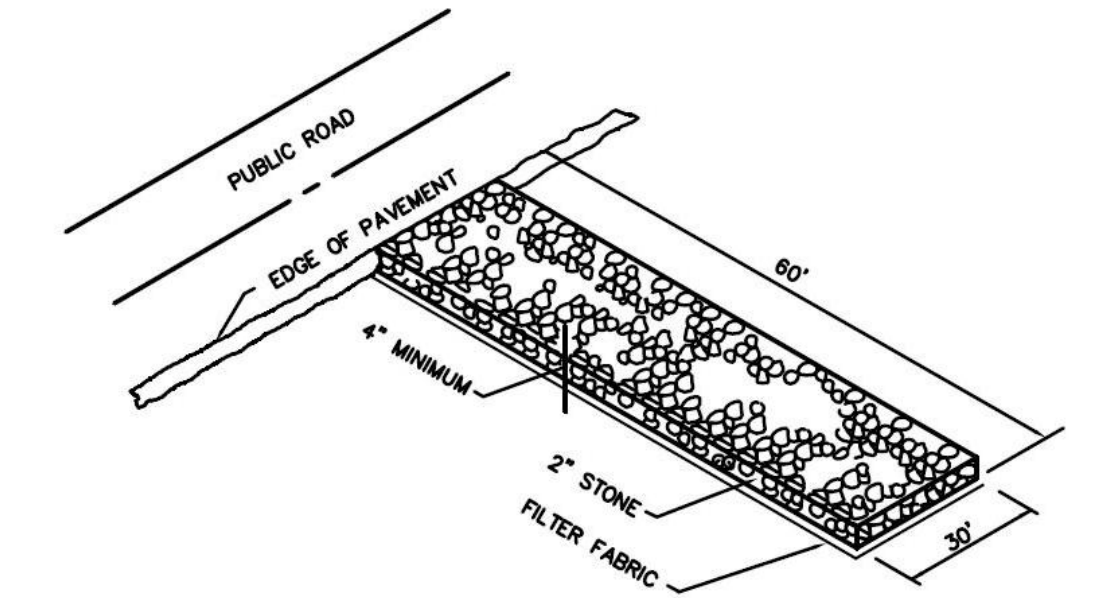
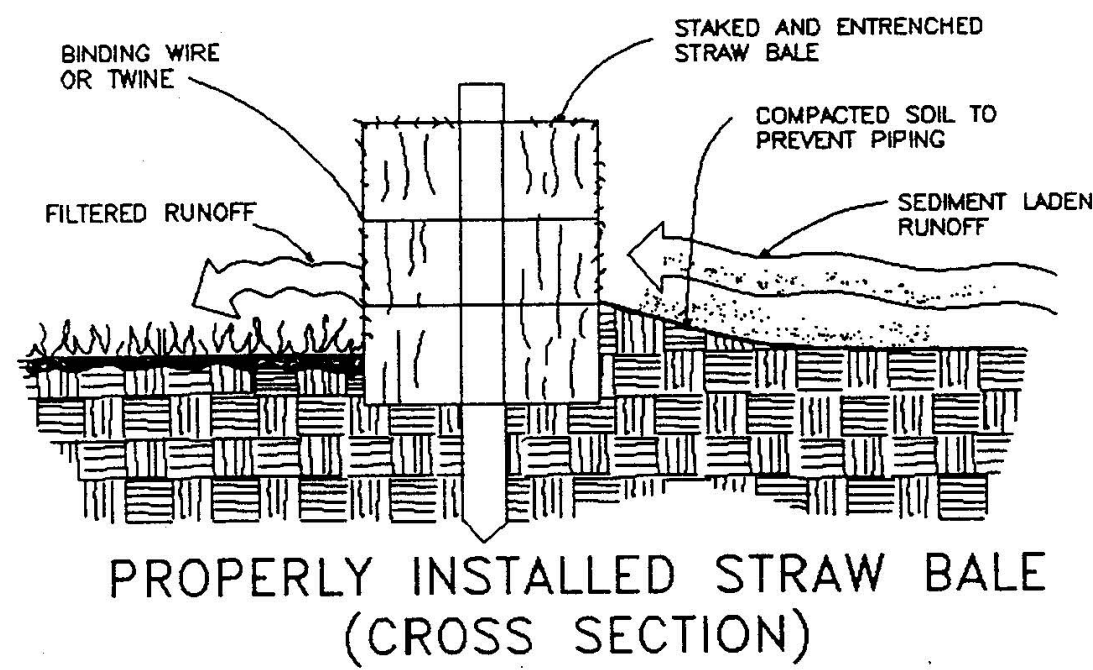
*Existing Nonconforming Lot
*30 ft. of front yard setback requested

Construction Sequence:

- 1) Secure all necessary permits.
- 2) Notify "Call Before You Dig" prior to construction activities.
- 3) Install soil and erosion measures prior to construction activities.
- 4) Demolish existing house, deck and driveways. Install construction entrance.
- 5) Strip topsoil.
- 6) Excavate for and construct home. Stockpile area as shown.
- 7) Excavate and install sewer, water, electric and communication services.
- 8) Excavate and install roof drain infiltration system.
- 9) Install new gravel driveway.
- 10) Finish grade and apply an approved grass mix to establish lawn.
- 11) Maintain soil and erosion measures until all areas have stabilized.

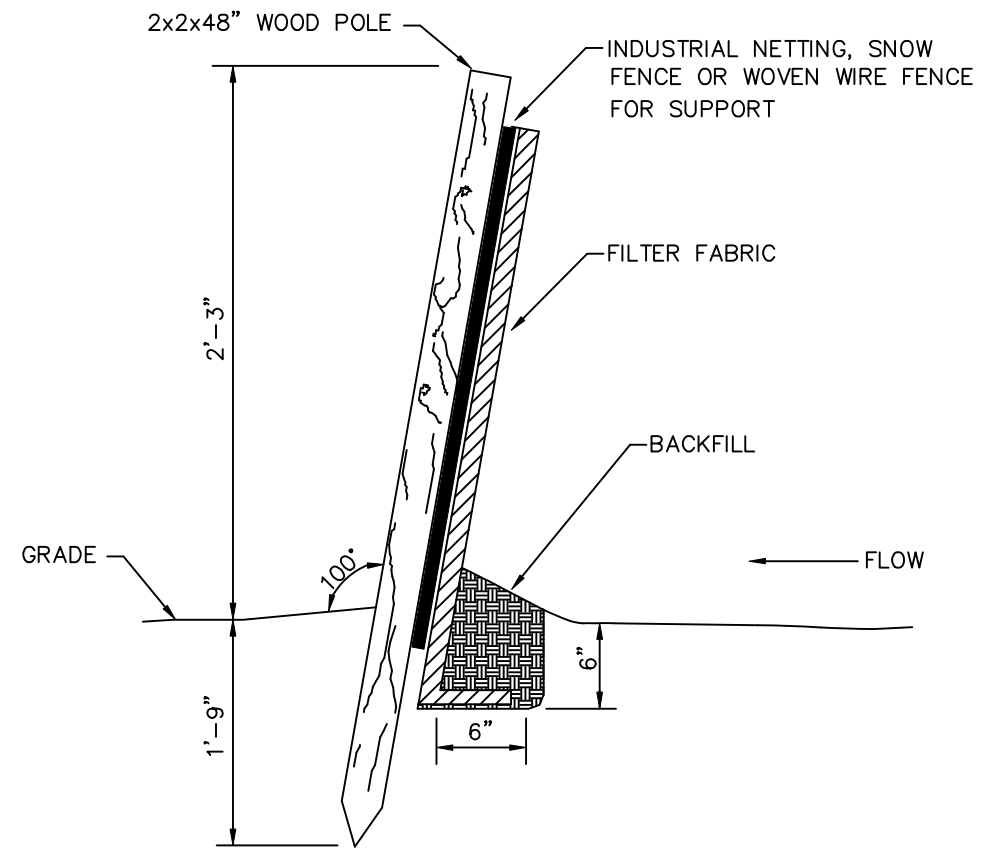


STRAW BALE BARRIER



Soil Erosion & Sediment Control Notes:

- 1) The installation and maintenance of erosion control devices is the responsibility of the project site coordinator.
- 2) The contractor is responsible for checking and maintaining all soil erosion and sediment control measures.
- 3) The contractor is responsible for checking the soil erosion and sediment control measures on a daily basis.
- 4) The Town shall be contacted upon installation of soil erosion and sediment control measures for inspection and compliance.
- 5) The contractor shall restore all disturbed area with an approved seed mix as close to prior existing conditions as possible.
- 6) Hay bales shall be secured into the existing substrate soils and stabilized with sturdy stakes. (2 per bale)
- 7) All soil erosion and sediment control measures to remain in place until the site has stabilized.



NOTE: PREMANUFACTURED FENCE MAY BE USED.

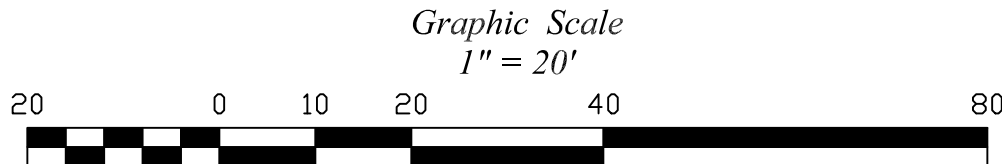
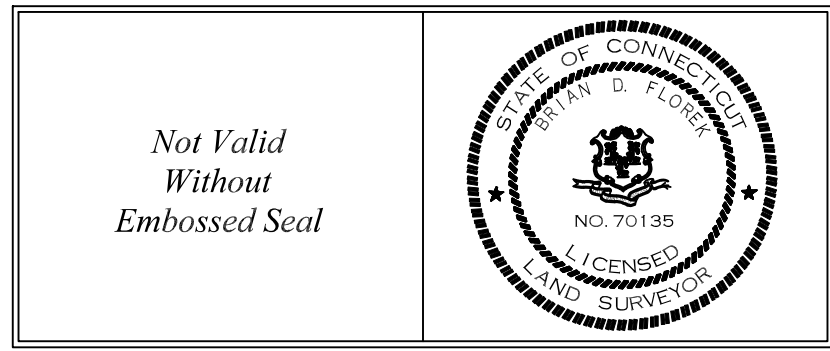
SEDIMENT FENCE NOT TO SCALE

SURVEY NOTES:

1. This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a PROPERTY SURVEY based on a Resurvey in General Notes. This plan is intended to show a PROPOSED HOUSE IN RELATION TO THE BUILDING SETBACK LINES.
2. This survey conforms to Class A-2 / T-2.

To the best of my knowledge and belief this map is substantially correct as noted thereon.

Brian D. Florek, L.S., CFS #70135 Date:
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006



PROPERTY SURVEY

LAND BELONGING TO:
ANGEL EYES CONSTRUCTION LLC
8 POINT COMFORT ROAD
WATERFORD, CONNECTICUT

SCALE: 1" = 20'
AUGUST 19, 2023
REVISED: OCTOBER 1, 2023
Sheet 2 of 2



Land and Water Resources Division

COASTAL SITE PLAN REVIEW COMMENTS CHECKLIST

This checklist is used by the Land and Water Resources Division (LWRD) to assess the consistency of the proposed activities with the relevant policies and standards of the Connecticut Coastal Management Act [(CCMA), Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive].

ORIGINAL TO:

Wayne Scott, Zoning Official
Waterford Planning Department

COASTAL SITE PLAN REVIEW TRIGGER:

- ☐ Zoning Compliance
- ☐ Subdivision
- ☐ Special Exception or Permit
- ☒ Variance
- ☐ Municipal Improvement

Date sent/delivered 10/17/23 by (indicate all that apply): ☐ hand ☐ fax ☒ e-mail ☐ U.S. mail

APPLICANT NAME: Todd Pazzolesi
MAILING ADDRESS: 49 Cross Road, Waterford, CT
PROJECT ADDRESS: 8 Point Comfort Road

PROJECT DESCRIPTION:

Applicant proposes to demolish the existing home and detached garage and build a 2.5 story single family home set back from the slope's edge in the Unshaded Zone X portion of the property. Applicant is currently requesting a variance from the front setback minimum requirement.

LWRD reviewer
KAM

Date plans were received by LWRD:
received on 10/4/23;

Date Comments are Due: 11/1/23

Date LWRD review
completed: 10/17/23

Most recent revision date on plans:
10/1/23

Plan title: Property Survey

COASTAL RESOURCES AND RESOURCE POLICIES:				
	ON-SITE	ADJACENT TO SITE	POTENTIALLY INCONSISTENT	NOT APPLICABLE
General Coastal Resources*	☒	☒	☐	☐
Beaches and Dunes	☐	☐	☐	☒
Bluffs and Escarpments	☒	☒	☐	☐
Coastal Hazard Area	☒	☒	☐	☐
Coastal Waters and/or Estuarine Embayments	☒	☒	☐	☐
Developed Shorefront	☒	☒	☐	☐
Freshwater Wetlands and Watercourses	☐	☐	☐	☒
Intertidal Flats	☐	☐	☐	☒
Islands	☐	☐	☐	☒
Rocky Shorefront	☐	☐	☐	☒
Shellfish Concentration Areas	☐	☐	☐	☒
Shorelands	☐	☐	☐	☒
Tidal Wetlands	☒	☒	☐	☐

* General Coastal Resources and General Development policies are applicable to all proposed activities.

** Policies that are not applicable are not checked in this chart.

ADVERSE IMPACTS ON COASTAL RESOURCES:

	Appears Acceptable	Potentially Unacceptable	Not Applicable
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	☐	☐	☒
Degrades existing circulation patterns of coastal waters	☐	☐	☒
Increases coastal flooding hazard by altering shoreline or bathymetry	☐	☐	☒
Degrades natural or existing drainage patterns	☐	☐	☒
Degrades natural shoreline erosion and accretion patterns	☐	☐	☒
Degrades or destroys wildlife, finfish, or shellfish habitat	☐	☐	☒
Degrades water quality	☐	☐	☒
Degrades visual quality	☐	☐	☒

COASTAL USE POLICIES:**

	Applies	Potentially Inconsistent
General Development*	☒	☐
Boating	☐	☐
Coastal Recreation and Access	☐	☐
Coastal Structures and Filling	☐	☐
Cultural Resources	☐	☐
Fisheries	☐	☐
Fuels, Chemicals, or Hazardous Materials	☐	☐
Ports and Harbors	☐	☐
Sewer and Water Lines	☐	☐
Solid Waste	☐	☐
Transportation	☐	☐
Water-dependent Uses	☐	☐

ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:

	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	☐	☐	☒
Reduces existing public access	☐	☐	☒
Locates a non-water-dependent use at a site that is physically suited for a water-dependent use for which there is a reasonable demand	☐	☐	☒
Locates a non-water-dependent use at a site that has been identified for a water-dependent use in the plan of development or zoning regulations	☐	☐	☒

ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):

- ☐ No Concerns Noted
- ☐ Insufficient information
- ☐ Potential increased risk to life and property in coastal hazard area
- ☐ Adverse impacts on future water-dependent development opportunities
- ☐ Proximity of disturbance to sensitive resources/need for additional vegetated setback
- ☒ Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
- ☐ Water quality and/or stormwater impact
- ☐ Other coastal resource impacts:
- ☐ Other:

Analysis and Recommendations Section:**Analysis:**

Applicant proposes to demolish the existing home and detached garage and build a 2.5 story single family home set back from the slope's edge in the Unshaded Zone X portion of the property. Applicant is currently requesting a variance from the front setback minimum requirement.

Comments/Recommendations:

- DEEP has no specific comments with respect to the proposed project at this time. In general, DEEP supports variances from the front setback if they allow for increased setbacks from sensitive resources such as tidal wetlands and steep slopes.

FINDING: (Please see summary and recommendations section on page 4 for discussion)

- ☒ CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES, COMMENTS INCLUDED
- ☐ CONSISTENT WITH MODIFICATIONS OR CONDITIONS
- ☐ ADDITIONAL INFORMATION NEEDED PRIOR TO COMPLETE CSPR EVALUATION

SUPPORTING DOCUMENTATION ATTACHED TO THIS CHECKLIST:

- ☐ Copies of photographs of the site dated:
- ☐ Copies of aerial photographs dated:
- ☐ GIS maps depicting:
- ☐ Coastal resources maps dated:
- ☐ Coastal Management Fact Sheet(s):
- ☒ Other: FEMA Firmette attached

Please be advised that, separate from the municipal review, the following DEEP permits may be required:

- ☐ Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters
- ☐ Tidal Wetlands
- ☐ Stormwater General Permit:
- ☐ Other:

Please direct questions or comments regarding this checklist to:

Karen Michaels, EA III
Planning Section,
Land and Water Resources Division
CT DEEP
Karen.Michaels@ct.gov

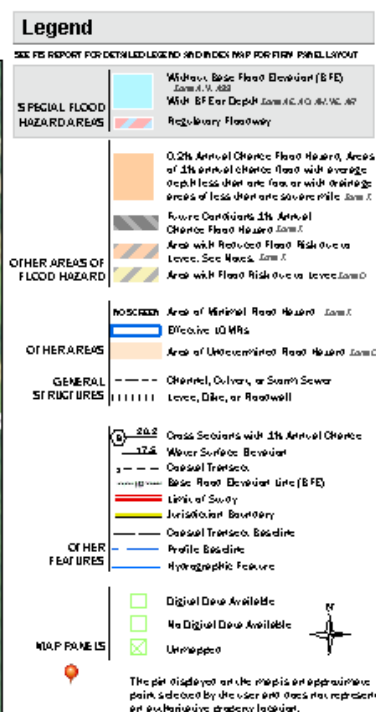
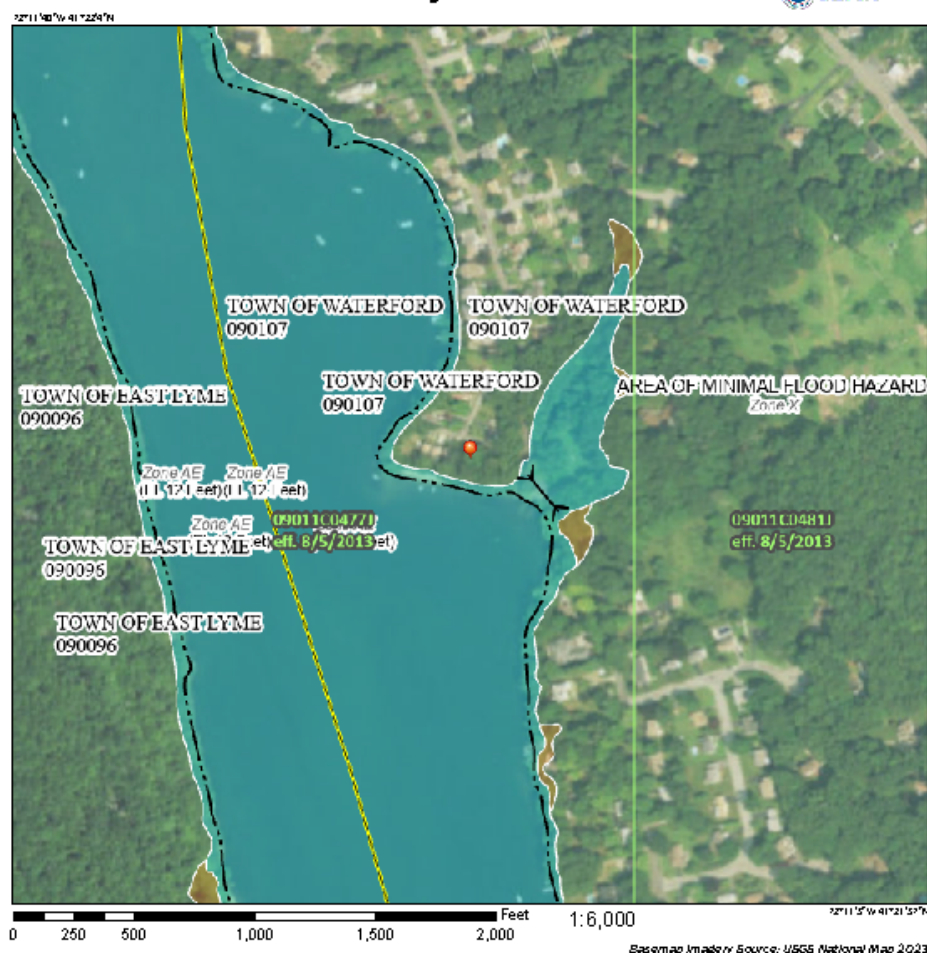
copy/ies provided to

LWRD Reviewer Initials: KAM

Date: 10/17/23

This checklist is intended to replace a comment letter only in those instances where LWRD comments can be readily conveyed without the background discussion that would be provided in a letter.
This checklist is not used for projects that LWRD recommends should be denied.

National Flood Hazard Layer FIRMette



This map complies with FEMA's standards for the use of digital flood maps if it is as revised described below. The base map shown complies with FEMA's base map accuracy standards.

The most relevant information is derived directly from the authoritative WHFL web services provided by FEMA. This map was captured on 10/4/2025 at 2:27 P.M. and does not reflect changes or annotations subsequent to this date and time. The WHFL web effective information may change or become superseded by new data over time.

This mapping is valid if the set or more of the following map elements do not appear: base map imagery, flow route labels, legend, scale bar, map coordinate box, community identifiers, FIRM panel number, and FIRM effective date. Map images for unimproved and unimproved areas should be used for residential purposes.