

July 24, 2023

Waterford Zoning Board of Appeals
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

Re: 4 Ridgewood Avenue
Zoning Board of Appeals Variance Application
Application #ZBA-23-5

Dear Board Members,

We respectfully request, for the reasons listed below, that the board not grant the requested variance for the development of the property located at 4 Ridgewood Avenue.

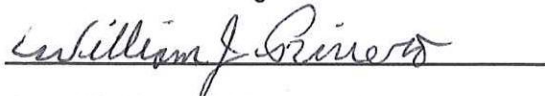
- The application calls for a change of the front yard setback from the minimum 50 feet, to a mere 15 foot setback, a change of 35 feet. Additionally, the applicant is requesting to change the side set back, along the property line of Pump station #2, from 15 feet to 7 feet, a change of 8 feet, and the front of the property line, along Ridgewood Avenue, from 30 feet to 15 feet, a substantial change of 15 feet. All of the guidelines and zoning regulations put into place by the town to insure that our neighborhoods are developed and maintained properly, are being disregarded.
- In an already densely populated area, like Ridgewood Park, this tiny lot is an important piece of open space. It contains mature trees, native vegetation, and provides wildlife habitat. The applicant is requesting extreme changes to our zoning guidelines in order to squeeze a 20 foot by 40 foot house, that will be essentially a trailer on stilts, with the first floor starting at 12 feet up. The applicants propose to park vehicles under the house which will create harmful runoff into the wetlands and Alewife Cove. Any landscaping and fertilizing will also be an environmental threat.
- As abutting property owners, all of this will have an adverse effect not only on the natural landscape, but also on our views and the enjoyment of our homes. We look to the town, and in particular to the Zoning Board of Appeals, to protect our neighborhood, the unique environment of this fragile area, and the enjoyment of our properties.
- Zoning regulations were put into place for a reason, this application seeks to manipulate them to a great degree.
- As we all know, the property is located within a coastal flood zone, with flooding hazards, and dry access/egress impossible during times of flooding.
- If construction is allowed to proceed, it seems certain that damage will be done to the adjacent wetlands and Alewife Cove as well as Long Island Sound, when debris and runoff go into them.
- Granting a variance is completely at odds with the town and state regulations in regard to coastal and flood hazard regulations and policies.
- We seek to protect and care for this irreplaceable piece of land and surrounding wetland areas.

Thank you for the opportunity to provide feedback and express our concerns.

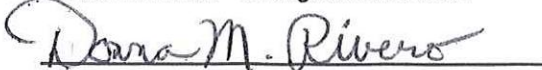
Barbara Parish Scillieri - 149 Greenfield Street/aka 1 Ridgewood Avenue

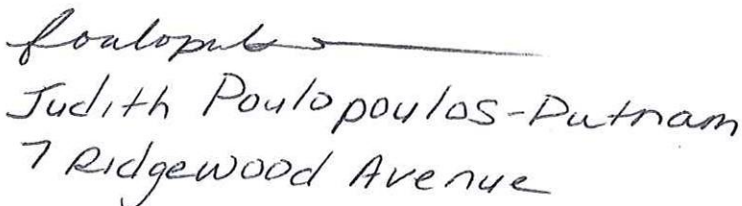


William J Rivero - 3 Ridgewood Avenue



Donna M. Rivero - 3 Ridgewood Avenue




Judith Pouloupoulos-Putnam
7 Ridgewood Avenue

#ZBA-23-5
4 Ridgewood Ave
Exhibit 18