

**TOWN OF WATERFORD
GENERAL FUND
2022-2023 PROPOSED BUDGET**

DEPT/AGENCY:

10115

ZONING BOARD OF APPEALS

LINE ITEM	DESCRIPTION	2020/2021 ACTUAL EXPENDED	2021/2022 RTM APPROP.	2021/2022 ADDITIONAL/ TRANSFERS	ACTUAL EXPEND & ENCUMB AS OF 1/1/22	2022/2023 DEPT/ AGENCY REQUEST	2022/2023 APPROVED BD/COMM. (1/5/22)	Department Request \$ Increase	Department Request % Increase
	SERVICES								
52010	ADVERTISING	2,908	3,700		1,861	3,700	3,700	0	0.00%
52020	POSTAGE	155	160		40	160	160	0	0.00%
52050	DUES, CONF. & EDUC.	200	400		50	400	400	0	0.00%
	SUBTOTAL	3,263	4,260	0	1,951	4,260	4,260	0	0.00%
	MATERIALS & SUPPLIES								
53010	OFFICE SUPPLIES	85	50			50	50	0	0.00%
	SUBTOTAL	85	50	0	0	50	50	0	0.00%
	DEPARTMENT TOTAL	3,348	4,310	0	1,951	4,310	4,310	0	0.00%

MINUTES

RECEIVED FOR RECORD
WATERFORD, CT

2022 JAN -6 AM 10:18

Zoning Board of Appeals
Remote Access

January 5, 2022
6:30 PM TOWN CLERK

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 6:35. G. Gallup & W. Herzfeld were seated for M. Kripps and A. Darling.

2. APPROVAL OF MINUTES

MOTION: Motion made by W. Herzfeld, seconded by W. Mackenzie, to approve the minutes of the December 1, 2021 meeting as written.

VOTE: 5-0

3. CONTINUED PUBLIC HEARING

Application #ZBA-21-9 - Appeal of Michael Dishaw, owner and applicant at 8 Race Rock Road, VR-7.5 zone. Variances are requested from Zoning Regulations Section 6a.6 – Increase building height from 20 feet to 31.5 feet and Section 6a.6 – Increase lot coverage from 20% to 28.84%. Variances are needed to construct a new single family home, as shown on plans titled "Property Survey Land Belonging to Michael Dishaw, 8 Race Rock Road, Waterford, CT" Revised through October 19, 2021.

J. Pisechko informed the Board that the applicant's agent had submitted a request to continue the public hearing for Application #ZBA-21-9 to the February 2, 2022 meeting.

4. APPLICATION REVIEWS

Application #ZBA-21-7 - Appeal of Michael J. & Maureen M. McKeon, owners and applicants and at 19 Magonk Point Road, R-40 zone. Variances are requested from Zoning Regulations Section 5.1 – Reduce lot size from 40,000 square feet to 34,109 square feet; Section 5.4.1 – Reduce front yard setback from 50 feet to 26 feet 4.5 inches; Section 5.4.2 – Reduce side yard setback from 25 feet to 8 feet 6 inches and Section 5.4.3 – Reduce rear yard setback from 50 feet to 39 feet 7 inches. Variances are needed to construct a new single family home, as shown on plan titled "Site Plan, McKeon Residence, 19 Magonk Point Road, Waterford, CT", dated September 28, 2021.

MOTION: Motion made by J. Morgan, seconded by W. Mackenzie, to approve Application #ZBA-21-7 for the following reasons:

1. Not detrimental to the neighborhood;
2. Reduction in overall non-conformity on the site;
3. Complies with the flood zone regulations

VOTE: 5-0

Application #ZBA-21-8 - Appeal of Gwendolyn T. Bosco, owner and applicant at 278 Boston Post Road, C-MF zone. Variances are requested from Zoning Regulations Sections 8.4.1 front Yard Setback, 30 feet; 8.4.2, Side Yard setback, 8 ft; 8.4.3, Rear Yard Setback, 3 ft. Variances are needed to construct an addition on an existing home, as shown on plans titled "Property Survey, Land Belonging to: Gwendolyn T. Bosco, 278 Boston Post Road, Waterford Connecticut revised to October 19, 2021

Chairwoman Gonyo recused herself from review of this application, and turned off her video and muted herself. W. Mackenzie took over the chair.

J. Pisechko noted that there were only 4 voting members available for this application and all 4 members would have to vote to approve. She asked Brian Florek, the applicant's agent, if he wished to have the Board act with only 4 members. B. Florek stated that he would like to go forward.

MOTION: Motion made by W. Herzfeld, seconded by J. Morgan to approve Application #ZBA-21-8 for the following reason:

1. The addition is for ADA purposes to allow for physical accessibility.

VOTE: 5-0

Chairwoman Gonyo returned to the meeting.

5. OLD BUSINESS

No new business was discussed.

6. NEW BUSINESS

J. Pisechko informed the Board that 2 new variance applications have been received, as well as one appeal of the ZEO's decision.

Approval of the FY2023 ZBA Budget

MOTION: Motion made by W. Herzfeld, seconded by G. Gallup, to approve the FY2023 ZBA Budget as drafted.

VOTE: 5-0

7. CORRESPONDENCE

No correspondence was submitted.

8. ADJOURNMENT

MOTION: Motion made by J. Morgan, seconded by W. Herzfeld, to adjourn the meeting at 6:48.

VOTE: 5-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary

TOWN OF WATERFORD FY2023 BUDGET REQUEST Zoning Board of Appeals



BUDGET FUNCTION

The Zoning Board of Appeals has three primary functions, as defined in state statute:

- To hear and make decisions concerning requests to vary standards in the Waterford Zoning Regulations.
- To hear appeals of decisions made by the Zoning Enforcement Officer.
- To review certificates of location for motor vehicle uses, including dealer/repairer licenses.

MEMBERS

Cathy Newlin, Chair
Michele Kripps, Vice Chair
Anne Darling, Secretary
Warren Mackenzie
John Morgan

ALTERNATES

Greg Gallup
William Herzfeld
Jason Maryeski

**TOWN OF WATERFORD
FY2023 BUDGET REQUEST
Zoning Board of Appeals**



BUDGET SUMMARY

	FY23 Proposed
ZONING BOARD OF APPEALS:	
SERVICES:	
10115-52010-101-010-15-00-52 ADVERTISING	3,700
10115-52020-101-010-15-00-52 POSTAGE	160
10115-52050-101-010-15-00-52 DUES, CONFERENCES & EDUCAT	400
Total SERVICES	4,260
MATERIALS & SUPPLIES:	
10115-53010-101-010-15-00-53 OFFICE SUPPLIES	50
Total MATERIALS & SUPPLIES	50
TOTAL	4,310

Advertising Line 10115-52010

\$3,700 Requested

The ZBA is required under the Connecticut General Statutes to advertise notice of public hearings and Board actions. The cost of each advertisement depends on the complexity of the actual applications. Average advertising costs for individual applications in the last five years ranged from \$215 to over \$600. Total annual advertising costs can vary significantly from year to year based on the number of applications the ZBA receives.

TOWN OF WATERFORD FY2023 BUDGET REQUEST Zoning Board of Appeals



Postage Line 10115-52020

\$160 Requested

All ZBA public hearing notices and actions are sent via certified mail to the applicants. Property owners and agents also receive these mailings. Each certified letter costs approximately \$6.75. The department has seen an increase in ZBA applications over the last several years. \$160 is requested, which matches the FY23 funding request.

Dues, Conferences and Education Line 10115-52050

\$400 Requested

Current and New ZBA members benefit from several educational opportunities throughout the fiscal year. The State of Connecticut offers a training seminar specifically targeted to ZBA members that is held annually in the spring. The CT Association of Zoning Enforcement Officers (CAZEO) hosts monthly meetings that address relevant topics and current issues in zoning practice. The annual CT Bar Association conference also typically includes sessions geared toward zoning practice and current legal matters. Access to these training opportunities helps ZBA members at all stages of their service to the Town to maintain an understanding of relevant zoning issues. \$400 is requested in FY23.

Office Supplies Line 10115-53010

\$200 Requested

The ZBA historically maintains \$50 in this line to pay for items that are not supplied by the Planning Department or Finance Office. Name plates and updated ZBA binders members are funded through this line.

Zoning Board of Appeals
5 Year History of Expenditures

ZONING BOARD OF APPEALS:

SERVICES:

10115-52010-101-010-15-00-52 ADVERTISING

10115-52020-101-010-15-00-52 POSTAGE

10115-52050-101-010-15-00-52 DUES, CONFERENCES & EDUCAT

Total SERVICES

MATERIALS & SUPPLIES:

10115-53010-101-010-15-00-53 OFFICE SUPPLIES

Total MATERIALS & SUPPLIES

TOTAL

FY2021 ORIGINAL BUDGET	FY2021 ACTUAL	FY2020 ORIGINAL BUDGET	FY2020 ACTUAL	FY2019 ORIGINAL BUDGET	FY2019 ACTUAL	FY2018 ORIGINAL BUDGET	FY2018 ACTUAL	FY2017 ORIGINAL BUDGET	FY2017 ACTUAL
3,700	2,908	3,700	2,406	3,706	2,404	2,741	3,637	2,900	1,812
160	155	160	53	160	97	160	214	290	79
400	200	400	0	400	0	400	90	400	260
4,260	3,263	4,260	2,459	4,266	2,501	3,301	3,941	3,590	2,151
50	85	50	0	50	0	50	14	50	0
50	85	50	0	50	0	50	14	50	0
4,310	3,348	4,310	2,459	4,316	2,501	3,351	3,955	3,640	2,151

FY23 Proposed**ZONING BOARD OF APPEALS:****SERVICES:**

10115-52010-101-010-15-00-52 ADVERTISING	3,700
10115-52020-101-010-15-00-52 POSTAGE	160
10115-52050-101-010-15-00-52 DUES, CONFERENCES & EDUCAT	400

Total SERVICES	4,260
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MATERIALS & SUPPLIES:

10115-53010-101-010-15-00-53 OFFICE SUPPLIES	50
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Total MATERIALS & SUPPLIES	50
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TOTAL	4,310
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