

MINUTES

RECEIVED FOR RECORD
WATERFORD, CT

Zoning Board of Appeals
Waterford Town Hall

2026 MAR 11 PM 4:32

5:30 PM

ATTEST: *Doreen L. Gonyo*
Michelle Kripps

Members Present: Chairwoman Cathy Gonyo, Evan Brown and Michelle Kripps
Members Absent: William Herzfeld and John Morgan
Alternates Present: Jason Kohl and Warren Mackenzie
Alternates Absent: Anne Darling
Staff Present: Wayne Scott, Zoning Official and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:32pm. J. Kohl was seated for J. Morgan and W. Mackenzie was seated for W. Herzfeld.

2. APPROVAL OF MINUTES

MOTION: Motion made by M. Kripps, seconded by J. Kohl, to approve the minutes of the February 4, 2026 meeting as written.

VOTE: 5-0

3. APPLICATION REVIEW

Application #ZBA-26-7 - Appeal of Jeanne L Mitchell Trustee, owners and applicants at 43 Myrock Avenue, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1 Front Setback and Section 4.4.2, Side Yard Setback, as shown on plans titled "Architectural Site Plan" dated 21 September 2025 last revised 11/15/2025.

Jason Pitts, Straight Line Design, and Jeanne Mitchell, owner, were present for the application.

J. Pitts explained to the Commission that homeowner is looking to add a sunroom to the west of the existing house and add a first floor master bedroom to the north of the existing house. Laundry would be relocated from the basement of the home to a first floor location. He noted that the existing house is currently located in the front yard setback. The house currently is 11 feet from the side yard and the proposed sunroom addition would not encroach closer to the side yard.

Terry Touw, 37 Myrock Avenue, spoke in support of the variance request.

C. Gonyo asked why the proposed addition could not be moved back. J. Pitts replied that the change to roof line design would be an additional cost for the contractor.

W. Scott asked the applicant if they had elevations of the house that they wanted to add to the application. J. Pitts responded they had submitted the elevations with the building permit application but did not have the elevations to add to the Zoning Board of Appeals application.

C. Gonyo asked three times if anyone would like to speak in support or against the application. No one made comment.

The public hearing closed at 5:41 pm.

4. OLD BUSINESS

No old business was discussed.

5. CORRESPONDENCE

No correspondence was received or discussed.

6. ADJOURNMENT

MOTION: Motion made by E. Brown, seconded by J. Kohl, to adjourn the meeting at 5:45 pm.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary