

MINUTES

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WATERFORD, CT

2026 JUL -8 P 2: 20

Zoning Board of Appeals
Waterford Town Hall

July 1, 2026

5:30 PM

ATTEST: *Doreen L. Camps*
TOWN CLERK

Members Present: Chairwoman Cathy Gonyo, Evan Brown, Michelle Kripps and John Morgan
Members Absent: William Herzfeld
Alternates Present: Anne Darling
Alternates Absent: Jason Kohl and Warren Mackenzie
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. A. Darling was seated for W. Herzfeld.

2. APPROVAL OF MINUTES

MOTION: Motion made by E. Brown, seconded by M. Kripps, to approve the minutes of the April 1, 2026 meeting as written.

VOTE: 4-0-1 (A. Darling abstained)

MOTION: Motion made by E. Brown, seconded by M. Kripps, to approve the minutes of the May 14, 2026 meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

Application #ZBA-26-8 - Appeal of Owen and Gayle O'Neill, owners and applicants at 156 Butlertown Road, RU-120 zone. Variances are requested from zoning regulations: Section 6.4.1 Front Setback as shown on plans titled "156 Butlertown Road Site Plan Prepared for Owen & Gayle O'Neill, last Revision March 22, 2026"

Exhibit 11 was distributed to the Board.

EXHIBIT 11 - Front Yard Setback Summary from DLC Engineering dated 6/26/2026

Gayle O'Neill, owner and Dave Cooley, DLC Engineering were present for the application. D. Cooley reviewed the existing conditions of the property. He noted that the lot is 2.78 acres and 1.72 acres of the lot is wetlands. He stated that most of the lot is either wetlands or part of the 100 foot upland review area. The existing house has been vacant for the past 28 years and the current owners are looking to demolish the existing home and detached garage and rebuild a new modern home with an attached garage.

The proposed house will be located compliant with the required rear and side yards setbacks. The proposed house has been moved 3 feet further from the road than the existing house reducing the existing nonconforming front yard setback. The proposed house will be serviced by a well and a new Ledge Light Health District approved septic system. The existing cesspool will be properly

abandoned. D. Cooley stated that the location of the wetlands on the property creates a hardship and constrains what can be done on the property.

G. O'Neill stated for the record that they are looking to keep the property in the family and to potentially give them an option to age in place in that home in the future.

C. Gonyo asked for D. Cooley to point to the wetland and buffer line on the map for the entire Board to see.

A. Darling asked if the wetlands had been reviewed and if any city sewer and water are available on the site. D. Cooley stated they had received approval from the Conservation Commission and city sewer and water are not available on that site.

E. Brown asked if there had been any comments received from the neighbors. G. O'Neill stated she had not received any comments from neighbors.

J. Morgan asked if the footprint is being reduced. D. Cooley stated there is an increase in the footprint but the project will not exceed the maximum lot coverage.

C. Gonyo asked three times if anyone from the public would like to speak for or against the application. No one spoke.

The public hearing closed at 5:52 pm.

Application #ZBA-26-9 - Appeal of Clint and Donna Combs, owners and applicants at 20 Laurel Street, VR-7.5 zone. Variances are requested from zoning regulations: Section 6A.6 for east side yard setback, west side yard setback and lot coverage as shown on plans titled "Property Survey Prepared for Donna Combs, 20 Laurel Street, dated November 2, 2025, last revision 5/29/26"

Brian Florek, LS, Florek Surveying and Gerard Peron, Reagan Construction were present for the application. B. Florek reviewed the existing conditions with the Board. He explained the homeowner is looking to square off the house on all four sides and extend the roof overhangs to mitigate the runoff.

C. Gonyo asked if the house is to be demolished. B. Florek stated they will be reusing the first floor.

A. Darling asked if a CAM report had been submitted with the application. W. Scott stated no report had been submitted.

B. Florek submitted exhibit 12.

EXHIBIT 12 - Reduced site plan, building elevations and floor plan.

W. Scott asked if the proposed second story deck was calculated in the lot coverage calculations. B. Florek stated they are included in the lot coverage calculations.

C. Gonyo asked three times if anyone from the public would like to speak for or against the application. No one spoke.

The public hearing closed at 6:05 pm.

4. CORRESPONDENCE

No correspondence was received or discussed.

5. ADJOURNMENT

MOTION: Motion made by E. Brown, seconded by A. Darling, to adjourn the meeting at 6:06 pm.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary