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MINUTES

Zoning Board of Appeals
Waterford Town Hall

ATTEST: *Diana A. Morgan* August 5, 2026
TOWN CLERK 3:30 PM

Members Present:	Chairwoman Cathy Gonyo, Michelle Kripps and John Morgan
Members Absent:	Evan Brown and William Herzfeld
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 5:30 pm. J. Kohl was seated for W. Herzfeld and W. Mackenzie was seated for E. Brown.

2. APPROVAL OF MINUTES

MOTION: Motion made by M. Kripps, seconded by J. Kohl, to approve the minutes of the July 1, 2026 meeting as written.

VOTE: 5-0

Chairwoman Gonyo stated that the application review for 20 Laurel Street, ZBA-26-9 will need to be continued to September 2, 2026 meeting as the alternates were not able to review the 20 Laurel Street public hearing due to technical difficulties.

3. APPLICATION REVIEW

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"

MOTION: Motion made by M. Krips, seconded by J. Kohl, to approve the variance request for ZBA-26-8.

The Board discussed the application. C. Gonyo noted that the applicant is slightly decreasing the non conforming house location and the land is over 60% wetlands causing a hard ship due to the existing land conditions.

VOTE: 5-0

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"

The application review was continued earlier in the meeting by the Chairwoman to the September 2, 2026 due to the public hearing recording having technical difficulties.

4. CORRESPONDENCE

No correspondence was received or discussed.

5. ADJOURNMENT

MOTION: Motion made by J. Kohl, seconded by W. Mackenzie, to adjourn the meeting at 5:36 pm.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary