

RECEIVED FOR RECORD
WATERFORD, CT

2026 SEP -3 A 9:07

MINUTES

ATTEST: *David L. Gonyo*
September 21, 2026
5:30 PM

Zoning Board of Appeals
Waterford Town Hall

Members Present: Chairwoman Cathy Gonyo, Michelle Kripps, John Morgan and Evan Brown
Members Absent: William Herzfeld
Alternates Present: Anne Darling
Alternates Absent: Jason Kohl and Warren Mackenzie
Staff Present: Mark Wujtewicz, Planning Director and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Gonyo called the meeting to order at 5:30 pm. A. Darling was seated for W. Herzfeld.

2. APPROVAL OF MINUTES

MOTION: Motion made by M. Kripps, seconded by J. Morgan, to approve the minutes of the August 5, 2026 meeting as written.

VOTE: 3-0-2 (E. Brown and A. Darling abstained)

3. APPLICATION REVIEW

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"

MOTION: Motion made by J. Morgan, seconded by E. Brown, to approve the variances requested for ZBA-26-9.

The Board began deliberations. M. Wujtewicz discussed with the Board a potential condition to require an A2 as-built survey be submitted prior to the issuance of a Certificate of Zoning Compliance in order to verify that the proposal was constructed in accordance with any variances granted.

MOTION: Motion made by E. Brown, seconded by J. Morgan, to amend the motion for approval to include the condition of requiring an A2 as-built survey once construction has been completed.

VOTE: 5-0

4. CORRESPONDENCE

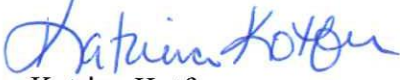
No correspondence was received or discussed.

5. ADJOURNMENT

MOTION: Motion made by J. Morgan, seconded by A. Darling, to adjourn the meeting at 5:36 pm.

VOTE: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary