

MINUTES

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WATERFORD, CT

2023 MAR -6 P 1:11
March 1, 2023

ATTEST: *Dawn Choisy* 5:30 PM
TOWN CLERK

Zoning Board of Appeals
Waterford Town Hall

Members Present: Michelle Kripps, Warren Mackenzie, John Morgan
Members Absent: Catherine Gonyo, Anne Darling
Alternates Present: William Herzfeld, Greg Gallup
Alternates Absent: Jason Maryeski
Staff Present: Mark Wujtewicz, Planner, Dawn Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chairwoman Kripps called the meeting to order at 5:30, and appointed G. Gallup to sit for Chairwoman Gonyo and W. Herzfeld to sit for A. Darling.

2. APPROVAL OF MINUTES

MOTION: Motion made by J. Morgan, seconded by G. Gallup to approve the minutes of the February 1, 2023 special meeting as written.

VOTE: 5-0

3. PUBLIC HEARING

Application #ZBA-23-1 - Appeal of Charles Persi and Hope Lynn Gustafson, owners and applicants at 2 Lark St, R-20 zone. Variances are requested from zoning regulations: Section 4.4.1, Front Yard Setback and Section 4.4.2, Side Yard Setback, as shown on plans titled "Zoning Location Survey, Property of Charles Joseph Persi, Jr & Hope Lynn Gustafson for property located at 2 Lark Street" dated January 17, 2023.

Acting Chairwoman Kripps opened the public hearing and read the following exhibits into the record:

- EXHIBIT 1 - Application and support material
- EXHIBIT 2 - Plan titled "Zoning Location Survey, Property of Charles Joseph Persi, Jr., & Hope Lynn Gustafson, for property located at 2 lark Street" dated January 17, 2023
- EXHIBIT 3 - Stop Work Order issued by Steven Cardelle, Building Official, dated September 7, 2022
- EXHIBIT 4 - Legal Notice of Public Hearing published in the Day newspaper on February 15, 2023 and February 22, 2023
- EXHIBIT 5 - Hearing notification letter sent to applicant dated February 7, 2023 along with certificates of mailing
- EXHIBIT 6 - e-mail correspondence from Bryant and Christopher Sheldon

Land Surveyor James Bernardo, representing the applicants, reviewed the site with the Board, noting that it is a pre-existing, non-conforming lot. He reviewed the proposed addition with the Board. He stated that due to a physical disability of one of the applicants, they want to move the laundry room into the addition on the first floor. He read into the record a statement from

Vanessa B. Stockford, PA-C regarding the applicant's physical condition (Exhibit 7). He stated that the hardships are that the lot is a pre-existing, non-conforming corner lot, and the physical disability of the applicant.

Acting Chairwoman Kripps asked if there were any members of the public who wished to speak regarding this application.

Jamie Craig of 4 Lark Street spoke in favor of the variance request.

Victor Spinnato of 8 Mackenzie Road spoke in favor of the variance request.

There being no further comments or questions, the public hearing was closed at 6:45.

4. OLD BUSINESS

There was no old business

5. NEW BUSINESS

There was no new business discussed.

6. CORRESPONDENCE

No correspondence was received.

7. ADJOURNMENT

MOTION: Motion made by W. Herzfeld, seconded by G. Gallup, to adjourn the meeting at 5:45.

VOTE: 5-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary