

## MINUTES

RECEIVED FOR RECORD  
WATERFORD, CT

2023 AUG -8 A 10:32

Zoning Board of Appeals  
Waterford Town Hall

August 2, 2023  
ATTES: [Signature]  
5:30 PM

Members Present: Michelle Kripps, Anne Darling, Warren Mackenzie, John Morgan  
Members Absent: Catherine Gonyo  
Alternates Present: Greg Gallup, William Herzfeld  
Alternates Absent: Jason Maryeski  
Staff Present: Jonathan Mullen, Planning Director; Mark Wujtewicz, Planner,  
Wayne Scott, Zoning Official; Dawn Choisy, Recording Secretary  
Also Present: Robert Avena, Town Attorney

### 1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Acting Chairwoman Kripps called the meeting to order at 5:30. W. Herzfeld was seated for Chairwoman Gonyo.

### 2. APPROVAL OF MINUTES

**MOTION:** Motion made by J. Morgan seconded by A. Darling, to approve the minutes of the July 12, 2023 special meeting as written.

**VOTE:** 4-0-1, W. Herzfeld abstaining

### 3. CONTINUED PUBLIC HEARINGS

**Application #ZBA-23-3** - Appeal of Jeffry and Audrey Huse, owners and applicants at 28 Vivian St, R-20 zone. Variance is requested from zoning regulations: Section 4.4.2, Side Yard Setback, as shown on plans titled "Improvement Location Survey – Zoning, prepared for Jeffrey & Audrey Huse" revised to 5/1/23.

Exhibits 1 through 6 had been received prior to the meeting.

Applicant Audrey Huse reviewed the variance request with the Board.

Acting Chairwoman Kripps asked if there were any members of the public who wished to speak regarding this application. There being no further comments or questions, the public hearing was closed at 5:40.

**Application #ZBA-23-4** - Appeal of David McCarthy, owner and applicant at 7 Strosberg Road, C-G zone. Variance is requested from zoning regulations: Section 8.4.1 – Front Yard Setback, and 8.4.2 – Side Yard Setback, as shown on plans titled "Zoning Location Survey" dated May 30, 2023.

Exhibits 1 through 4 had been received prior to the meeting.

Surveyor James Bernardo reviewed the site and variances requested. He entered into the record as Exhibit 5 a GIS map showing the zone designations of the area. Acting Chairwoman Kripps

asked if there were any members of the public who wished to speak regarding this application. There being no further comments or questions, the public hearing was closed at 5:50.

**Application #ZBA-23-5** - Appeal of Maryse Callard, Trustee (c/o George Szdlowski), owner, James Bernardo, LS applicants at 4 Ridgewood Avenue, VR-7.5 zone. Variance is requested from zoning regulations: Sections 6a.6, Side Yard Setback and 6a.6, Front Yard Setback as shown on plans titled "Zoning Compliance Survey, for Property Located at 4 Ridgewood Avenue" dated April 21, 2023. A Coastal Site Plan Review is required in accordance with the Coastal Management Act.

Exhibits 1 through 18 had been received prior to the meeting.

Attorney Paul Geraghty and surveyor James Bernardo presented this application to the Board. Attorney Geraghty reviewed the requested variances, noting that the lot pre-dates zoning. He noted that the proposed structure is in harmony with other structures in the neighborhood. The proposed structure will comply with FEMA regulations for building in the flood zone. The applicant is proposing to build the smallest structure allowed by code. The hardship being claimed is the existence of tidal wetlands on the property.

J. Bernardo reviewed the CAM application (Exhibit 2).

Attorney Avena noted that the sideyard setback variance request was for the proximity of the proposed stairs for the deck to the property line and asked if modifications could be made to the plans either reduce the variance request or relocate the stairs to the opposite side of the deck. J. Bernardo replied that modifications can be made, but relocating the stairs would place them closer to the tidal wetlands.

Attorney Avena noted that while the deed for the property submitted with the application describes 4 Ridgewood Avenue, the deed for the property mistakenly states that it is for 6 Ridgewood Avenue, not 4 Ridgewood Avenue.

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

Christopher Allan of 22 Ridgewood, a member of the Alewife Cove Conservancy spoke in opposition stating his concerns with impacts to the coastal resources.

Jesse Page, owner of 6 Ridgewood Avenue spoke in opposition.

Barbara Paris Scillieri of 149 Greenfield Street (1 Ridgewood Avenue) spoke in opposition.

William Rivero of 3 Ridgewood Avenue spoke in opposition.

Edward Lamoureux, member of the Alewife Cove Conservancy, spoke in opposition.

George Szdlowski, owner of the 4 Ridgewood Avenue, spoke in favor.

Lauren Turner of 18 Ridgewood Avenue spoke in opposition.

Attorney Geraghty noted that his client, the property owner, has paid taxes on the property.

Bill Kinsella of 72 Shore Drive spoke in opposition, stating issues with the excavation of the property for construction.

J. Bernardo explained the type of pilings that will be used, and stated that no excavation will be done.

Acting Chairwoman Kripps asked if there was anyone else in the audience who wished to speak regarding the application. There were no further comments or questions.

**MOTION:** Motion made by W. Herzfeld, seconded by J. Morgan to close the public hearing at 7:20.

**VOTE:** 5-0

**4. OLD BUSINESS**

There was no old business.

**5. NEW BUSINESS**

There was no new business.

**6. CORRESPONDENCE**

No correspondence was received.

**7. ADJOURNMENT**

**MOTION:** Motion made by W. Mackenzie, seconded by A. Darling, to adjourn the meeting at 7:41.

**VOTE:** 5-0

Respectfully Submitted,

  
Dawn Choisy  
Recording Secretary