

**MINUTES**

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WATERFORD, CT

2023 SEP -8 | P 2:35

Zoning Board of Appeals  
Waterford Town Hall

ATTEST: *[Signature]* September 6, 2023  
TOWN CLERK 5:30 PM

Members Present: Michelle Kripps, Anne Darling, Warren Mackenzie, John Morgan  
Members Absent: Catherine Gonyo  
Alternates Present: Greg Gallup  
Alternates Absent: Jason Maryeski, William Herzfeld  
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. G. Gallup 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 August 2, 2023 meeting as written.

**VOTE:** 5-0

**3. OLD BUSINESS**

**Application #ZBA-23-3** - Appeal of Jeffrey 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.

**MOTION:** Motion made by G. Gallup, seconded by M. Kripps to approve Application #ZBA-23-3.

**VOTE:** 5-0

**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.

**MOTION:** Motion made by J. Morgan, seconded by A. Darling, to approve Application #ZBA-23-4.

**VOTE:** 5-0

**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.

Attorney Avena reminded the Board that its focus is to act on the requested variances. Other departments will review the application for a building permit if the variances are approved. M. Wujtewicz and Attorney Avena reviewed the requested variances and referred to the CAM review.

**MOTION:** Motion made by M. Kripps, seconded by G. Gallup, to approve the requested variances and Coastal Site Plan.

**VOTE:** 0-5, motion fails

**REASON FOR DENIAL:** Section 27.5f of the Zoning Regulations

**4. NEW BUSINESS**

There was no new business.

**5. CORRESPONDENCE**

No correspondence was received.

**6. ADJOURNMENT**

**MOTION:** Motion made by A. Darling, seconded by M. Kripps, to adjourn the meeting at 5:52.

**VOTE:** 5-0

Respectfully Submitted,

  
Dawn Choisy  
Recording Secretary