

MINUTES

**Zoning Board of Appeals
Waterford Town Hall**

**October 6, 2016
6:30 PM**

Members Present: Chairwoman Cathy Newlin, Joshua Friedman, Thomas Malley, Ann Darling
Members Absent: Barbara Panciera
Alternates Present: None
Alternates Absent: Elizabeth Yother, Joseph Filippetti, Joshua Kelly
Staff Present: Thomas Lane, Zoning Official, Dawn Choisy, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairwoman Newlin called the meeting to order at 6:35. No alternates were appointed.

2. APPROVAL OF MINUTES

MOTION: Motion made by T. Malley, seconded by A. Darling, to approve the March 3, 2016 meeting minutes as written

VOTE: 4-0

3. PUBLIC HEARING

Application #ZBA-Z-16-3. Appeal of Teddy B. Realty Co., LLC, owner, Ed Lorah, applicant at 49 Boston Post Road, C-G Zone. Variances are requested from Zoning Regulations: a. Section 8.3 reduce the building line width relative to the Boston Post Road frontage from 150' to 140 feet; b. Section 8.4.1 reduce the front yard setback relative to the Boston Post Road frontage from 75' to 16 feet; c. Section 8.4.1, reduce the front yard setback relative to the Strosberg Road frontage from 75 feet to 9 feet; d. Section 8.4.3 reduce the rear yard setback along the easterly boundary of 9 Pine Street from 50 feet to 40 feet; e. Section 22.5.b during the course of construction to permit the front yard relative to Pine Street to be used for materials, waste materials and commercial or earth-moving vehicles. Variances are needed to demolish existing structure and erect a new 2 story office building per plan submitted.

Chairwoman Newlin stated that since there are only four members of the Board present, the applicant has the option to request that the hearing be continued until the next regular Board meeting.

Attorney Al Spezialli, representing the applicant, stated that he wished to have the hearing continued. He stated that there was a miscalculation in one of the requested variances, and the hearing notice will have to be modified and advertised again.

The public hearing was continued to the Board's next meeting, which is scheduled for November 3, 2016.

4. APPLICATION REVIEWS

No applications were reviewed.

5. OLD BUSINESS

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WATERFORD, CT
16 OCT -7 AM 11:44
TWIN CLENN

There was no old business discussed.

6. NEW BUSINESS

1. Discuss and review the 2015/2016 Annual Report

The Board reviewed the draft 2015/2016 Annual Report, and had questions regarding the third bullet point on the first page, which stated "The board acts on approval/denial of motor vehicle licenses and liquor licenses." T. Lane clarified that it should read that the Board acts on approval/denial of motor vehicle repairers/dealers licenses and approval of the location.

MOTION: Motion made by T. Malley, seconded by J. Friedman, to approve the 2015/2016 Zoning Board of Appeals Annual Report with the modification as noted.

VOTE: 4-0

2. Discuss and review the 2016/2017 ZBA Budget

T. Lane reviewed the proposed budget and encouraged Board members to attend the classes that are offered.

MOTION: Motion made by J. Friedman, seconded by T. Malley, to approve the 2016/2017 ZBA budget as drafted.

VOTE: 4-0

3. Discuss and review proposed meeting dates for 2017

MOTION: Motion made by T. Malley, seconded by J. Friedman, to approve the ZBA meeting dates for 2017 as proposed.

VOTE: 4-0

7. CORRESPONDENCE

- Land Use Academy Advanced Training, 10/22/16

8. ADJOURNMENT

MOTION: Motion made by T. Malley, seconded by J. Friedman, to adjourn the meeting at 6:51.

VOTE: 4-0

Respectfully Submitted,



Dawn Choisy
Recording Secretary