

MINUTES

ZONING BOARD OF APPEALS

MARCH 3, 2016

WATERFORD TOWN HALL

6:30 PM

Members Present: Chairwoman Cathy Newlin, Barbara Panciera, Thomas Malley and Anne Darling
Members Absent: Joshua Friedman
Alternates Present: Elizabeth Yother
Alternates Absent: Joseph Filippetti and Joshua Kelly
Staff present: Thomas Lane, Zoning Enforcement Officer and Carol Libby, Secretary

1. CALL TO ORDER/APPOINTMENT OF ALTERNATES

Chairwoman Newlin called the meeting to order at 6:30 PM and appointed E. Yother to sit for J. Friedman.

2. APPROVAL OF THE FEBRUARY 4TH, 2016 MEETING MINUTES

MOTION: Motion made by T. Malley, seconded by E. Yother to approve the February 4th, 2016 meeting minutes as written.

VOTE: 5-0

3. PUBLIC HEARING

Application #ZBA-Z-16-2. Appeal of Teresa M. Johnson, owner and applicant at 2 West Strand Road, R-40 zone. Variances are requested from zoning regulation sections 5.4.1 front yard, 5.4.2 north and south side yards and 5.4.3 rear yard. Variances are needed to demolish existing single family and outhouse and rebuild a new home forward of existing location.

Chairwoman Newlin read the hearing notice and exhibit list into the record.

- Exhibit 1: Application and supporting documentation.
(Application; List of Property Owners Within 150'; Deed; Portion of Assessor's Map; Tax Assessor's Street Card; Certificates of Mailing; A-2 Site Plan, Aerial of property).
- Exhibit 2: Notice of Public Hearing published in The Day newspaper on February 18th, and February 25th, 2016
- Exhibit 3: Copy of notification letter to applicant dated February 12th, 2016 regarding the requirement to mail the notice of Public Hearing to property owners within 150' of the property.
- Exhibit 4: Condensed comment sheet.
- Exhibit 5: Letter received 2/29/16 from John Morgan, 5 West Strand Road and Bruce King, 10 West Strand Road in support of the variance.

James Bernardo, LS, Teresa Johnson, owner and Jeff Lord, of Lord Builders came forward to present the variance request.

J. Bernardo stated the existing lot and cottage are non-conforming and T. Johnson wishes to demolish the existing cottage and out building which were built in 1923. The property is served by public sewers and has an existing operating drilled well. The proposal is to locate the new home closer to the road in keeping with the harmony with the neighborhood.

J. Bernardo presented Exhibit 6, an aerial map of the property and adjoining properties. He also explained each of the variances requested; minimum lot area, frontage, width, front, side and rear yard setbacks. They are proposing installing a driveway on the south side of the property.

T. Malley questioned what type of home was proposed for the property.

J. Lord stated the proposed home will be 31' x 18½' one story with a loft, 1 bath and bedroom. There will be a crawl space of 42 inches.

Anne Darling raised concerns of heavy equipment entering the property during demolition and construction in such a tight location.

J. Lord stated during construction the existing stone wall in front of the property would most likely be removed for access to the site and be replaced when completed.

J. Bernardo stated the hardship for the variance request is that the cottage was built in 1923 prior to zoning, the parcel is pre-existing, non conforming in regards to frontage, width and lot area. Approval of the request will reduce the nonconformity of the existing building with regards to the rear lot.

Chairwoman Newlin questioned on 3 occasions if anyone present wished to speak in favor or against the variance request.

J. Stocker of 6 West Strand Road and J. Morgan of 7 West Strand Road came forward to express approval of the variance request.

No one came forward to express disapproval of the variance request.

The public hearing closed at 6:44 PM.

4. APPLICATION REVIEW

Application #ZBA-Z-16-2. Appeal of Teresa M. Johnson, owner and applicant at 2 West Strand Road, R-40 zone. Variances are requested from zoning regulation sections 5.4.1 front yard, 5.4.2 north and south side yards and 5.4.3 rear yard. Variances are needed to demolish existing single family and outhouse and rebuild a new home forward of existing location.

MOTION: Motion was made by T. Malley, seconded by B. Panciera to approve the variance request.

VOTE: 5-0

REASON: The property is a pre-existing non-conforming lot and approval of the variance request will reduce the existing nonconformity of the rear setback.

5. OLD BUSINESS

None

6. NEW BUSINESS

None

7. CORRESPONDENCE

None

8. ADJOURNMENT

Motion made by T. Malley, seconded by A. Darling to adjourn the meeting at 6:45

Respectfully submitted,


Carol Libby
Secretary