Zoning Board of Appeals
Waterford Town Hall

Members Present: C. Newlin, T. Malley, M. Kripps
Members Absent: J. Friedman, A. Darling
Alternates Present: B. Collins, D. Van Ness
Alternates Absent: D. McCarty
Staff Present: J. Lecar, Zoning Official; K. Vecchitto, Recording Secretary; D. Choisy

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES
Chairwoman Newlin called the meeting to order and appointed D. Van Ness to sit for J. Friedmar and B. Collins to sit for A. Darling.

2. APPROVAL OF MINUTES
MOTION: Motion made by T. Malley, seconded by T. B. Collins, to approve the minutes of the May 2, 2019 meeting as written.
VOTE: 4-0

3. PUBLIC HEARING
Application #Z-19-5: Appeal of Jeffrey Reagan owner and applicant at 126 Great Neck Road, R-40 Zone. Variance is requested from Zoning Regulation Section 5.4.1 – Front yard setback from a state highway. Front yard setback of 35 ft. where an existing non-conforming front yard measurement of 40 ft. is provided. Variance is needed to construct a 5 ft. x 28 ft. covered front porch within the required front yard setback area facing Great Neck Road.

Surveyor Jim Bernardo represented the applicant. The applicant would like a setback variance to construct a covered porch on the front of the house. The house was constructed before the establishment of zoning regulations and is non-conforming. The State of CT also reduced the setback when it acquired right of way on Great Neck Road.

Chairwoman Newlin read the following exhibits into the record:

EXHIBIT 1 - Application and Support Material
EXHIBIT 2 - Notice of Public Hearing advertised in the Day newspaper on June 27, 2019 and July 4, 2019
EXHIBIT 3 - Hearing Notification letter to applicant dated June 18, 2019 along with certificates of mailing.
EXHIBIT 4 - Zoning Location Survey Plan dated June 12, 2019
EXHIBIT 5 - Letter received July 9, 2019 from Dan Russ, 19 Niles Rd in favor of proposal
EXHIBIT 6 - Staff Report dated July 2, 2019
EXHIBIT 7 - Exterior Views
EXHIBIT 8 - Subdivision plan dated 1987
EXHIBIT 9 - Photo

Chairwoman Newlin asked if there was anyone in the audience who wished to speak regarding this
application. No public comments were received. There being no further comments or questions, the public hearing was closed at 6:41.

**Application #Z-19-6:** Appeal of Matthew & Heather Moon, owners at 801 Vauxhall Street Extension, R-20 Zone. Variance is requested from Zoning Regulation Section 4.4.2 – Side yard setback of 20 ft. is required. Side yard setback of 14 ft. is requested. Variance is needed to construct a 20 ft. x 25 ft. garage within the required side yard setback area.

Applicant Heather Moon addressed the Board. She stated that she was requesting the side yard setback variance in order to build a garage. The location of the house on the lot and the degree of slope in the yard would not make it feasible to build the garage behind the house. In addition, construction of the garage in selected area would allow her to pull her car forward onto Vauxhall Street Extension rather than having to back out.

Chairwoman Newlin read the following exhibits into the record:

EXHIBIT 1 - Application and Support Material
EXHIBIT 2 - Notice of Public Hearing advertised in the Day newspaper on June 27, 2019 and July 4, 2019
EXHIBIT 3 - Hearing Notification letter to applicant dated June 18, 2019 along with certificates of mailing
EXHIBIT 4 - Site Plan received June 14, 2019
EXHIBIT 5 - Staff Report dated July 2, 2019

Chairwoman Newlin asked if there was anyone in the audience who wished to speak regarding this application. No public comments were received. There being no further comments or questions, the public hearing was closed at 6:46.

**Application #Z-19-8:** Appeal of Paul & Karon Neilan, owners at 17 Wood Street, VR-10 Zone. Variance is requested from Zoning Regulation 6.A.6.- Maximum building coverage of 20% is permitted. Maximum coverage of 22% is requested. Variance is needed to add a 32 sq. ft. increase to the existing footprint of a 192 sq. ft. sunroom located at the rear of the house.

Applicants Paul and Karon Neilan addressed the Board. Paul stated that the existing sunroom on the rear of the house needed to be replaced. He requested a maximum coverage variance to add 32 sq. ft. to the existing footprint to replace the current sunroom with an enclosed sunroom. Karon stated that the existing sunroom has extensive termite damage. The hardship claim is that the lot size is smaller than the VR-10 requirement and makes it difficult to replace the deteriorating structure. Paul and Karon stated that they would be keeping with the character of the neighborhood and had the support of neighbors.

Chairwoman Newlin read the following exhibits into the record:

EXHIBIT 1 - Application and Support Material
EXHIBIT 2 - Notice of Public Hearing advertised in the Day newspaper on June 27, 2019 and July 4, 2019
EXHIBIT 3 - Hearing Notification letter to applicant dated June 18, 2019 along with certificates of mailing
EXHIBIT 4 - Letter in favor of proposal from Vic and Pam Mauldin, 11 Wood Street
Chairwoman Newlin asked if there was anyone in the audience who wished to speak regarding this application. No public comments were received. There being no further comments or questions, the public hearing was closed at 6:56.

4. APPLICATION REVIEW

Application #Z-19-5: Appeal of Jeffrey Reagan owner and applicant at 126 Great Neck Road, R-40 Zone. Variance is requested from Zoning Regulation Section 5.4.1 – Front yard setback from a state highway. Variance is requested to construct a covered porch on the house as proposed.

MOTION: Motion made by T. Malley, seconded by M. Kripps, to approve Application #Z-19-5.
VOTE: 5-0
REASON: Home was built before zoning regulations were established and other homes in the area have similar or less setback than applicant proposed.

Application #Z-19-6: Appeal of Matthew & Heather Moon, owners at 801 Vauxhall Street Extension, R-20 Zone. Variance is requested from Zoning Regulation Section 4.4.2 – Side yard setback of 20 ft. is required. Side yard setback of 14 ft. is requested. Variance is needed to construct a 20 ft. x 25 ft. garage within the required side yard setback area.

MOTION: Motion made by T. Malley, seconded by M. Kripps, to approve Application #Z-19-6.
VOTE: 5-0
REASON: Slope of the rear yard impact the feasibility of constructing the garage behind the home and constructing the garage in the selected area affects the ability to enter Vauxhall Street Extension safely.

Application #Z-19-8: Appeal of Paul & Karen Neilan, owners at 17 Wood Street, VR-10 Zone. Variance is requested from Zoning Regulation 6.A.6.- Maximum building coverage of 20% is permitted. Maximum coverage of 22% is requested. Variance is needed to add a 32 sq. ft. increase to the existing footprint of a 192 sq. ft. sunroom located at the rear of the house.

MOTION: Motion made by M. Kripps, to approve Application #Z-19-8.
VOTE: 5-0
REASON: Replacement of existing sunroom and staying below maximum coverage allowed would not allow enclosure of sunroom due to non-conforming lot side.

5. OLD BUSINESS

No old business was discussed.

6. NEW BUSINESS

J. Lecar informed members that there are items on the agenda for the August meeting and to please let the office know whether or not they would be able to attend the meeting.
7. **ADJOURNMENT**

**MOTION:** Motion made by T. Malley, seconded by M. Kripps, to adjourn the meeting at 7:05.

**VOTE:** 4-0

Respectfully Submitted,

Karen Vecchitto
Recording Secretary