MINUTES

Zoning Board of Appeals
Waterford Town Hall

November 07, 2019
6:30 PM

Members Present: J. Friedman, T. Malley, M. Kripps, A. Darling
Members Absent: C. Newlin
Alternates Present: D. McCarty, D. Van Ness
Alternates Absent: B. Collins
Staff Present: M. Wujtewicz, Interim, Zoning Official; A. Scanlon, Recording Secretary; D. Choisy, Planning & Development Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES
Vice Chair, J. Friedman called the meeting to order and appointed D. Van Ness to sit for C. Newlin.

2. APPROVAL OF MINUTES
MOTION: Motion made by T. Malley seconded by M. Kripps to approve the minutes of the October 03, 2019 meeting as written.
VOTE: 3-0-2

3. CONTINUED PUBLIC HEARING
Application #Z-19-10 – Appeal of CDP Properties, owners, Advanced Improvements, applicant, at 40 Clark Lane, R-20 Zone. Variance is requested from Zoning Regulation 4.4.1 - Front yard setback of 50 ft. is required. Front yard setback of 30’1’’ is requested. Variance is needed to legalize construction of a 460 square foot front porch.

Vice Chair Friedman read the following exhibits into record:

EXHIBIT 1- Application and Support Material.
EXHIBIT 3- Hearing Notification letter to abutters along with certificates of mailing dated August 26, 2019.
EXHIBIT 4- Staff Report dated August 26, 2019.
EXHIBIT 5- Stop Work Order issued by Building Official John C. Murphy dated July 8, 2019
EXHIBIT 6- Two aerial photographs of property.

Richard Lacombe and Alex Tumbaco, representing the applicant, was present for the application.

Vice Chair Friedman asked if there was anyone in the audience who wished to speak regarding this application. There were no public comments.

Recess at 6:42 PM to have applicant make a five minute phone call.

Meeting resumed at 6:47 PM.

M. Wujtewicz stated that if the portion of the roof that extends beyond the required setback were removed, the deck would be compliant with Zoning Regulations. He stated that the Board can condition an approval on the removal of the noncompliant portion of the roof. J. Friedman asked the applicant if he was willing to remove that portion of the roof if it was to be a condition of approval.
The applicant stated that he would be willing to remove that portion of the roof.
There being no further comments or questions, the public hearing was closed at 6:53 PM.

4. APPLICATION REVIEW
Application #Z-19-10 – Appeal of CDP Properties, owners, Advanced Improvements, applicant, at 40 Clark Lane, R-20 Zone. Variance is requested from Zoning Regulation 4.4.1 - Front yard setback of 50 ft. is required. Front yard setback of 30’1” is requested. Variance is needed to legalize construction of a 460 square foot front porch.

MOTION: Motion made by T. Malley, seconded by D. Van Ness, to approve Application #Z-19-10.

VOTE: 5-0

REASON: 1. Home was built before the establishment of zoning regulations and its location is nonconforming to required setbacks.
2. Modifications are consistent with the character of the neighborhood.

5. OLD BUSINESS
No old business was discussed.

6. NEW BUSINESS
MOTION: Motion made by M. Kripps, seconded by T. Malley to discuss the FY 2021 Budget and the FY 2019 Annual Report.

VOTE: 5-0

Fiscal Year 2021 Budget
M. Wujtewicz added the proposed revenue should be changed to $2,000 at projected revenue.

MOTION: Motion made by T. Malley and seconded by M. Kripps, to approve the 2021 Budget with changes.

VOTE: 5-0

Fiscal Year 2019 Annual Report

MOTION: Motion made by T. Malley and seconded by D. Van Ness, to approve the 2021 Annual Report as submitted.

VOTE: 5-0

7. ADJOURNMENT
MOTION: Motion made by T. Malley and seconded by A. Darling to adjourn the meeting at 7:15.

VOTE: 5-0

Respectfully Submitted,

Anna Scanlon
Recording Secretary