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ZONING BOARD OF APPEALS

REGULAR MEETING

Draft Minutes

January 9, 2024

Stonington Police Station, 173 South Broad St., Pawcatuck, CT

The meeting was called to order at 7:00 PM.

Seated for the meeting were James Kading, James Stanton [seated for empty seat], Anthony Corporale (seated for Nat Trumbull), and Raymond Dussault. Mark Bancroft and Candace Palmer, ZEO, were also present.

New Business: None

Administrative Review: None

Old Business: None

Public Hearing: 7:00 PM

- a. **ZBA #23-14 Harry Emanuel Calmar & Margarete Calmar (Arthur H. Hayward Jr., Agent)** - Seeking a variance from ZR 5.1.1 to reduce minimum lot size from 120,000SF to 25,113SF. Property located at 66 Collins Road, Stonington, CT 06378. Assessors Map 125 Block 2 Lot 2; Zone RC-120. *Rescheduled from 12/12/23*

Ms. Calmar discussed the history of the property, the creation of this lot line dispute, and the relevant history of transactions for these two lots. Ms. Calmar inherited an illegal lot per zoning and would like to amend the issue.

The Commission discussed that the current (and illegal) lot design is actually more logical. Overall, the number of non-conformities is not increasing and instead this approval would reduce the 'amount' of non-conformity that exists here. There is precedent for this type of lot division both within and outside of Stonington. The rear set back of the southern lot would also be improved. The Commission agreed that had this application come before them and done the correct way, it would have been approved then.

Public Comment in Favor:

Blunt White, 77 Collins Road, spoke in support of this application. Mr. White referenced two additional letters (on record) of support from neighbors on Collins Rd.

Public Comment Against: None

The public hearing was closed at 7:19 PM.

Mr. Dussault made a motion to approve the application, seconded by Ms. Boersma. All were in favor, 5-0.

Correspondence: None

Discussion: Chairman Kading recommended an FOI training session to the commission members.

Review of meeting minutes: 12/12/23

Mr. Bancroft made a motion to approve the minutes, seconded by Mrs. Boersma, all were in favor, 5-0.

Adjournment:

Mr. Bancroft made a motion to adjourn the meeting, seconded by Mr. Dussault. All were in favor, 5-0.

The meeting was adjourned at 7:26 PM.