TOWN OF STONINGTON

Zoning Board of Appeals
Stonington Police Station Meeting Room
173 South Broad Street
Pawcatuck, Connecticut 06379

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REGULAR MEETING
DRAFT MINUTES
MARCH 9, 2010

Chairman Rathbun called the meeting to order at 7:00 P.M. In attendance were members John Prue, Jack Guyol, Neil Canavan, David Rezendes and alternate Lynn Conway.

Public Hearing:

ZBA #10-01 John & Janell Perry – Seeking a variance from ZR 5.1.1 to reduce front yard setback from 40' to 14' along Maple St. and from 40' to 11.1' along Joy Ave. Property located at 19 Joy Ave., Stonington. Assessor's Map 127 Block 7 Lots 2 & 3. Zone RC-120

The Zoning Enforcement Officer reviewed the application for an existing structure which was built in 1940 predating Zoning Regulations.

Attorney Eric Janney represented the applicants which seek to expand the house on a corner lot stating that the hardship was the limits of the topography. They are seeking an extension of the setback on Joy Street and a 2 foot additional setback to the 16 foot setback on the Maple Street side. Nathan Lauder, surveyor with Cherenzia Associates described the application as well which received approval from the Inland Wetlands Commission. He described the topography of the site.

John Patrick Walsh, architect presented plans for expanding the residence. Mr. Prue asked why they are going closer to Maple Street, which increases a non conformity by 2 feet. He claimed that he was limited by not going towards the wetlands and required the minimum space for a garage. Mr. Rathbun commented that the Commission does not approve applications for garages. Mr. Canavan mentioned that the increase in non conformity was difficult to approve.

Chairman Rathbun closed the meeting at 7:33 P.M.

Deliberations: Mr. Rezendes made the motion to approve. Mr. Canavan seconded. Mr. Rezendes without the 2 feet it would be easy to approve. Mr. Canavan thought the character of the land does make a legitimate hardship. Mr. Prue thought the trade off

would be worth it, the 2 feet would hardly be noticed and the property would be brought up to current flood and wind requirement. Mr. Guyol thought the 2 feet was justifiable. Chairman Rathbun did not believe the 2 feet should be approved.

The application was approved. Roll Call; Mr. Rezendes-approve, Mr. Canavan-approve, Mr. Rathbun-deny, Mr. Guyol-approve, Mr. Prue- approve.

New Business:

ZBA #10-02 Sammy Piotrkowski – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 20' to 9' for expansion of an existing front deck. Property located at 9 Bay St., Mystic, CT. Assessor's Map 173 block 14 Lot Zone RH-10.

Mr. Prue made the motion amend the agenda. Mr. Guyol seconded.

There was a discussion of the minutes.

The Commission went into Executive Session to hear the following cases:

Kelinic, M and R Realty, Rataco

Adjournment:

David Rathbun, Chairman