

**ZONING BOARD OF APPEALS
REGULAR MEETING
FINAL AMENDED MINUTES
February 11, 2014**

Commissioner Matthew Berger swore in David Rezendes as a ZBA member. Mr. Rezendes was Acting Chairman for the meeting this evening. Mr. Rezendes called the meeting to order at 7:14 p.m. Commissioners present and seated for the meeting included: David Rezendes, Matthew Berger, Virginia McCormack, Lynn Conway and Jack Guyol. Zoning Enforcement Officer Candace Palmer was also present.

Ms. Conway read the call for the public hearing.

Public Hearing:

ZBA #13-18 Susan Moffett – Seeking a variance from ZR 5.1.1 to increase the FAR from 15% to 19% and to reduce the rear yard setback from 40' to 30.8' for an addition. Property located at 6 Plover Lane, Mystic. Assessor's Map 176 Block 2 Lot 5 Zone RA-20.

Ms. Palmer summarized the application with history, details, and the hardship claim. Robert Mercer, Architect, represented the applicant. He presented the proposed project utilizing the site plan, photographs, and architectural renderings, along with history of the property. Three additional letters of support were submitted as Exhibits #2, #3 and #4.

Susan Moffett stated she spoke with all the neighbors who surround her home. There were five letters in support of this project on file with the town.

There was no one present to speak in opposition or for general comments on this project.

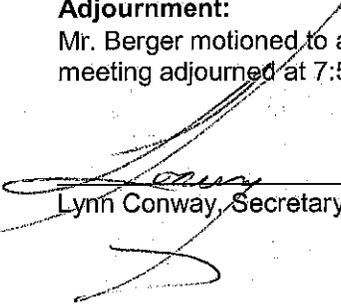
The public hearing was closed. Mr. Guyol moved to approve the application. Ms. Conway seconded the motion. After a brief discussion, the commission voted 4-0-1 to approve. Roll call: Jack Guyol-approve, David Rezendes-approve, Lynn Conway-approve, Virginia McCormack-approve and Matt Berger-abstained.

New Business: Ms. Conway moved to accept the new applications and schedule them for public hearing at the March meeting. Mr. Berger seconded. All in favor 5-0.

Review of meeting minutes: Mr. Berger moved to accept the 1/14/14 minutes. Ms. Conway seconded. All in favor 5-0.

Adjournment:

Mr. Berger motioned to adjourn the meeting. Mr. Guyol seconded the motion. All in favor 5-0. The meeting adjourned at 7:50pm.



Lynn Conway, Secretary