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ZONING BOARD OF APPEALS
REGULAR MEETING
Draft Minutes
April 12, 2016

Present and seated for the meeting were Matthew Berger, Virginia McCormack, James Kading, Russ McDonough, and Alternate Mark Mitsko. Zoning Official Candace Palmer was also present.

Chairman Matthew Berger read the call to order at 7:00pm.

ZBA #16-04 Virginia Booth and Jessica Pruett – Seeking a variance from ZR 3.1.4.2 to reduce the 100' non-infringement buffer to 34 ft northerly and 22 ft. southerly for construction of a gravel driveway. Property located on Latimer Point Rd. Stonington, CT. Assessor's Map 153 Block 3 Lot 1A; Zone RC-120.

Ms. Palmer summarized the request. The property has no legal access to frontage on Route 1, so this is the only point of access.

Attorney Ted Ladwig, presented the application. Rights of access to Route 1 were taken by the State of Connecticut in 1958 when Route 1 was reconfigured to become a "Non-Access Highway". Michael Scanlon, project engineer, presented the property map of the wetlands and non-infringement area. In order to access the property from Latimer Point Road, a variance is needed to grant relief from the non-infringement area. The applicant proposes a driveway in-between the two wetlands on site. Tim Bray, real estate agent stated that without access to the lot it will become worthless. Mr. Berger asked if it is currently being taxed as a buildable lot. Mr. Bray responded that it is.

No Public Comment.

Ms. McCormack moved to approve the application, seconded by Mr. McDonough, all in favor 5-0, motion approved.

ZBA #16-05 Marcia Akeson & Saul Mekies, owners; (Pat Lafayette, applicant) – Seeking a variance from ZR 5.1.1 to reduce the front yard setback from 30' to 18', reduce the rear yard setback from 40' to 18', to cover existing entry porch, enlarge/enclose deck and construct rear deck. Property located on 253 River Rd., Pawcatuck, CT 06379 Assessor's Map 7 Block 2 Lot 5; Zone MC-80 (RM-15 applies).

Ms. Palmer summarized the application and setbacks requested.

Bill Scalzi, relative of the owners, spoke on behalf of the owner. The owners intend to retire in this home when they move back to the area. The home was damaged by fire a year ago and is currently being rebuilt. The applicant is proposing a cover over the entryway at the existing concrete stairs. The applicant is also proposing a deck at the rear of the house. The deck will allow for water views from the home. The deck will be hidden from the road by hedging and fencing. The applicant explained due to the elevation of the foundation of the home, a patio would require several stairs.

Public Comment in Favor

Isabelle Scalzi, daughter of the applicant spoke in favor of the application. She stated that it is important for her mother to have access on the same level.

Jay Dempsey, land surveyor spoke on behalf of Pat Lafayette, in his absence.

No Public Comment Against or General Comment

Mr. McDonough moved to approve the front yard setback, seconded by Mr. Kading, all in favor 5-0, motion approved.

Mr. McDonough moved to approve the rear yard setback, seconded by Ms. McCormack, the vote was taken 2-3, the motion did not carry.

Roll Call: McDonough: Deny; McCormack: Deny; Berger: Deny; Kading: Approve; Mitsko: Approve

New Business:
ZBA #16-06 JBRV LLC (Robert Valenti) – Seeking a variance from ZR 7.12.7.1.2 to increase the allowed wall signage from 48.5 sq. ft. to 106 sq. ft. Property located at 72 Jerry Browne Rd., Mystic CT 06355. Assessor's Map 164 Block 2 Lot 3; Zone GC-60. Received and scheduled for public hearing May 10, 2016.

ZBA #16-07 Regis & Delphine Doyonnas – Seeking a variance from ZR 5.1.1 to reduce the 50' front yard setback to 25' to construct a deck and one story addition. Property located on 74 Wolf Neck Road, Stonington. Assessor's Map 139 Block 2 Lot 1; Zone RR-80. Received and scheduled for public hearing May 10, 2016.

Minutes:
Mr. McDonough moved to approve the minutes, seconded by Ms. McCormack, all in favor 5-0, motion approved.

Ms. McCormack moved to adjourn, seconded by Ms. Kading, all in favor, the meeting adjourned at 7:43pm.