

**ZONING BOARD OF APPEALS  
REGULAR MEETING  
Final Minutes**

**January 10, 2023**

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

Seated: James Stanton (alternate for Mark Mitsko), Jeff Walker, James Kading (Chairman), Nat Trumbull, Diana Lurie Boersma (alternate for Raymond Dussault). ZEO Candace Palmer and Anthony Caporale (alternate) were also present.

The meeting was called to order at 7:00 pm at the Stonington Police Station.

New Business:

**ZBA #22-21 Susan F. Kelly** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from existing 29% to 34%, to enclose an existing 285 sf.ft. deck. Property located at 34 Roseleah Dr., Mystic. Assessor's Map 175 Block 1 Lot 25; Zone MC-80 (RH-10 applies). **[Scheduled for March 14, 2023 at the Applicants request.]**

Administrative Review: None

Old Business: None

Public Hearing: 7:00 p.m.

**ZBA #22-19 Stonington Country Club Inc. / David Rezendes** – Seeking a variance from ZR 3.1.4.1 to reduce the non-infringement area from 100' to 55' to construct a rest room with an ADA accessible deck and ramp located on the golf course. Property located on 396 Taugwonk Road, Stonington. Assessor's Map 69 Block 1 Lot 3; Zone GBR-130.

Peter Gardner, surveyor, explained the club has been operating with porta potties. Previously had a bathroom approved outside upland review area/non-infringement area, however the building inspector did not approve due to lack of handicap accessibility. The new bathroom will be handicap accessible. The area for septic system is 100 feet away and already in ground. This bathroom location will be out of range for "stray" golf balls. Bathroom will be built on piers. Limited activity. This would get rid of 2 porta potties that have to be serviced with trucks.

Dave Rezendes explains this is the only place where front and back 9 meet together and are away from stray golf balls and review area. The ramp necessity caused the location to change. The stalls are larger with two for men and two for women, with one each being handicap accessible.

Mr. Walker questions where the hardship lies and Ms. Boersma mentions a possible solution to block golf balls with netting. Ms. Boersma explains that a hardship needs to be in clear violation of a statute that this commission has the power to use. Mr. Gardner reiterated the danger of stray golf balls.

Mr. Stanton asks about a few other locations which will not work according to Mr. Gardner.

Public Comment in Favor:

Dan Booker, abutting neighbor since before club was there, says the club and its members are excellent neighbors. They are environmentally responsible and believes this is a great idea.

Public Comment Against: None

The public comment was closed at 7:25.

Mr. Walker stated that wetlands also created a hardship besides the grading and current development of the land.

Mr. Walker made a motion to approve the application, seconded by Mr. Stanton. Mr. Kading sees no issue. Ms. Boersma believes there is too much construction, more than what is necessary, and the genderizing of the bathrooms requires more units. Mr. Walker is convinced this is the best spot. The nets would interfere with play. There are no houses 'close'.

The vote was taken, 4-1. Motion approved. Ms. Boersma opposed the motion.

**ZBA#22-20 Edwin Emery (Owner) Dan Ravenelle (Applicant)** - Seeking a variance from ZR 5.1.1 to reduce the rear yard setback from 40' to 25' to reconstruct a single-family residence. Property located at 197 North Stonington Road, Mystic, CT 06355. Assessor's Map 146 Block 1 Lot 6; Zone RA-20.

Dan Ravenelle is buying this property contingent on this approval. He has recieved wetlands approval. The left side of the lot is 155 feet while the right side is 63 feet. Because the wetlands are on the left side, the structure must be on the right but the setbacks become smaller and smaller as you move in this direction due to the shape of the lot. Mr. Ravenelle is looking to build a house around 1,000-1,200 square feet and this would not leave him room for front or rear steps, bulkhead, deck, etc. It is a one-acre property but the shape and proximity to wetlands make it difficult to build a home. The previous house was torn down due to a blight order per Ms. Palmer. Ms. Palmer clarifies that the approved plan from Wetlands is on the back of the 2nd page of the record for this application. Mr. Ravenelle explains this was purchased as an investment property but may retire here. Ms. Palmer indicates they received no correspondence in return either for or against this application. The shape of the lot creates a hardship per Mr. Stanton. Hardships are apparent.

Public Comment in Favor: None

Public Comment Against: None

The public hearing was closed at 7:45 pm.

Mr. Walker made a motion to approve, seconded by Ms. Boersma. All in favor, 5-0. Motion approved.

Correspondence: None

Discussion:

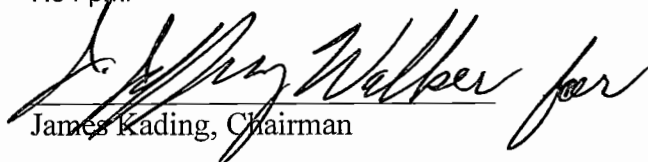
**Public Act 21-29 / Requirements for Land Use Officials.**

State requiring that everyone in office as of January 1, 2023, shall have one year to complete four hours of training and is valid for two years.

**Review of meeting minutes: 12/13/2022.**

Mr. Walker made a motion to approve the minutes for 12/13/2022, seconded by Ms. Boersma. All in favor, 5-0. Motion approved.

Ms. Boersma made a motion to adjourn, seconded by Mr. Walker. All in favor, 5-0. Meeting adjourned at 7:54 pm.

  
James Kading, Chairman