



Town of Stonington
Zoning Board of Appeals
 152 Elm Street, Stonington, CT 06378

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Raymond Dussault
 Alternate

Jeff Walker
 Alternate

Nat Trumbull
 Alternate

The Stonington Police Station Meeting Room is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860-535-5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

While the Public Hearing is being recorded, the Board kindly asks that you refrain from making background noises that will make the tape inaudible. Please turn off all cell phones, pagers, and any other personal devices that may cause a disturbance. No new agenda item(s) shall commence after 10:30 p.m. All business shall end at 11:00 p.m.

AMENDED AGENDA
Regular Meeting
January 8, 2019 – 7:00 p.m.
 Stonington Police Station
 Meeting Room
 173 South Broad Street, Pawcatuck, CT 06379

1. Call to Order – 7:00 p.m.
2. Appoint Alternates:
 - Raymond Dussault (seated 11/13/18)
 - Jeff Walker (seated 11/13/18)
 - Nat Trumbull
3. Old Business:
4. New Business:
 - a. **ZBA #18-17 Jonathan Ball & Elizabeth Gartzke (Robert Mercer-Agent)** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 20% to 22.6% and reduce Front Yard setback from 30' to 18'3" to construct a 52 sq. ft. addition. Property located on 2 Hickory Ledge Rd., Mystic. Assessor's Map 177 Block 6 Lot 1; Zone RA-20 (RA-15 applies).
 - b. **ZBA #19-01 Daniel & Jennifer Wilson (Frederick Price-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 30' to 15' to construct a shed. Property located on 2 Plover Lane, Mystic. Assessor's Map 176 Block 2 Lot 7; Zone RA-20.
5. Public Hearing: 7:00 p.m.
 - a. **ZBA #18-15 & CAM Brian J. Stafford (William R. Sweeney, Esq.-Agent)** – Seeking a variance from ZR 5.1.1 front yard setback from 20' to 10', ZR 3.1.4.2 Non-infringement area from 100' to 13' and ZR 7.7.8.3.1 Coastal Jurisdiction line setback from 100' to 15' for construction of a single-family residence. Property located on Roseleah Drive, Mystic. Assessor's Map 175 Block 1 Lot 1; Zone RC-120 (RH-10 applies).
 - b. **ZBA #18-16 Christopher & Michele Chmielecki (Peter Chomowicz, Agent)** – Seeking a variance from ZR 5.1.1 to reduce required 20' front yard setback from existing 9' to 6" for construction of front stairs. Property located on 60 Langworthy Ave., Stonington. Assessor's Map 129 Block 16 Lot 6; Zone RH-10.
6. Administrative Review:
7. Correspondence:
8. Discussion:
9. Review of meeting minutes: 12/11/2018
10. Adjournment:

Bill Lyman, Chairman