



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

AMENDED AGENDA

Regular Meeting

March 13, 2018

Stonington Police Station

Meeting Room

173 South Broad Street, Pawcatuck, CT 06379

COMMISSIONERS

Matthew Berger
Chairman

Bill Lyman
Vice Chairman

Virginia McCormack
Secretary

Russell McDonough
Member

Mark Mitsko
Member

James Kading
Alternate

Raymond Dussault
Alternate

Jeff Walker
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.

1. Call to Order – 7:00 p.m.
2. Appoint Alternates:
 - James Kading (seated 8/8/17)
 - Raymond Dussault (seated 2/13/18)
 - Jeff Walker (seated 2/13/18)
3. Old Business:
 - a. **AAP #18-03 St. Edmund of Connecticut, Inc. (owner), Hugh & Pamela McGee and Penelope Townsend (Appellants), Diane W. Whitney (Agent) – Seeking to appeal the Enders Island Zoning Compliance Report dated 1/11/18. Property located on Enders Island, Mystic. Assessor's Map 178 Block 1 Lot 1-1 thru 9; Zone RC-120.**
4. New Business:
 - a. **ZBA #18-05 Alan and June Strunk – Seeking a variance from ZR 7.14.4.1 Solar Equipment Access and ZR 7.14.5.3 South Lot Solar Access to locate ground mounted solar array in North section of property. Property located on 485 New London Turnpike, Stonington. Assessor's Map 117 Block 1 Lot 1D; Zone RR-80.**
 - b. **ZBA #18-06 Luis & Irene Viegas (Peter J Springsteel Architect, LLC-Agent) – Seeking a variance from ZR 7.7.8.3.1 Coastal High Hazard Area to reduce the setback from 100' to 39'11" for construction of a garage & ZR 3.1.4.2 to reduce the Non-Infringement setback from 100' to 27'4" to construct a covered porch, roof deck and dormer. Property located on 4 Jerome Avenue, Mystic. Assessor's Map 174 Block 23 Lot 18; Zone RC-120/RH-10.**
5. Public Hearing: 7:00 p.m.
 - a. **ZBA #18-01 Peter Fleming & Scott Nye (Dennis A. Ceneviva, Esq. Agent) – Seeking a variance from ZR 7.12.3.1 Internal Illumination and ZR 7.12.3.4 Sign Motion for a proposed two-sided digital billboard. Property located on 786 Stonington Road, Stonington. Assessor's Map 75 Block 2 Lot 2; Zone GC-60/RC-120. Continued from 2-13-2018.**
 - b. **ZBA #18-04 Michael C. Barnes– Seeking a variance from ZR 5.1.1 to reduce the side yard setback from 15' to 7' for installation of a generator. Property located on 23 Pequotsepos Center Road, Mystic. Assessor's Map 150 Block 1 Lot 6; Zone RA-40.**
6. Administrative Review
7. Correspondence
8. Discussion:
9. Review of meeting minutes: 2/13/2018
10. Adjournment:

Matthew Berger, Chairman

RECEIVED FOR RECORD
 STONINGTON, CT
 18 MAR 12 PM 3:40
 CYNTHIA LADWIG
 TOWN CLERK