



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

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AGENDA
Regular Meeting
April 10, 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 #18-08 Todd Burgess–Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 25% to 33% to construct addition to garage. Property located on 15 Orchard Hill Drive, Mystic. Assessor’s Map 175 Block 3 Lot 12; Zone RM-15/RH-10 applies.**
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 (3-13-18 meeting cancelled).**
 - 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. Rescheduled from 3-13-18.**
 - c. **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. Public Hearing rescheduled to 5-8-2018.**
 - d. **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. Public Hearing rescheduled to 5-8-2018.**

6. Administrative Review
7. Correspondence
8. Discussion:
9. Review of meeting minutes: 2/13/2018
10. Adjournment:

Matthew Berger, Chairman