



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

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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.

AGENDA
Regular Meeting
June 13, 2017

Stonington Police Station
Meeting Room
173 South Broad Street, Pawcatuck, CT 06379

1. Call to Order – 7:00 p.m.
2. Old Business:
3. New Business:
 - a. **ZBA #17-04 Richard & Geri Ann Bradley (Peter Springsteel, Agent)** – Seeking a variance from ZR 5.2.1 to reduce front yard setback from 50' to 15' 7 1/2", side yard setback from 25' to 7' 6 1/4", rear yard setback from 50' to 17' 7 1/2" and ZR 7.7.8.3.1 coastal jurisdiction setback from 100' to 7' 6 1/4" to allow construction of a detached garage. Property located on 50 Roseleah Drive, Mystic. Assessor's Map 175 Block 1 Lot 21; Zone MC-80.
 - b. **ZBA #17-05 Heather Sangermano** – Seeking a variance from ZR 5.1.1 to reduce the front yard setback from 30' to 22.8' for construction of a deck. Property located on 18 Old North Rd., Mystic. Assessor's Map 175 Block 2 Lot 5; Zone RM-15.
 - c. **ZBA #17-06 Peter Fleming & Scott Nye (Dennis A. Ceneviva, 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.
4. Public Hearings: 7:00 p.m.
 - a. **ZBA & CAM #17-01 Tracy O'Lari** – Seeking a variance from ZR 3.1.4.2 buffer requirement to reduce the non-infringement area in a RC-120 zone from 100' to 6.9' for construction/rebuild of a 3' wall. Property located on 16 North Shore Way, Stonington. Assessor's Map 154 Block 2 Lot 10; Zone RM-20 & RC-120. **WITHDRAWN AT APPLICANT'S REQUEST.**
 - b. **ZBA #17-02 Ewa T. Ruggieri** – Seeking a variance from ZR 5.1.1 Bulk Requirements to reduce front yard setback from 30' to 10' to allow construction of a dormer. Property located on 13 East Enterprise Ave., Pawcatuck. Assessor's Map 14 Block 8 Lot 3; Zone RA-15.
 - c. **ZBA #17-03 NasPrzy, LLC (Todd Przybysz, Agent)** – Seeking a variance from ZR 6.6.4.6 Density Requirement to reduce required lot area of 30,000 sq. ft. to 4791 sq. ft. to add a third apartment. Property located on 27 Greenmanville Avenue, Mystic. Assessor's Map 173 Block 14 Lot 9; Zone RH-10.
5. Administrative Review
6. Correspondence
7. Discussion:
8. Review of meeting minutes: 2/14/2017
9. Adjournment:

Matthew Berger, Chairman