



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

COMMISSIONERS

William Lyman
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 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.

AGENDA
Regular Meeting
August 13, 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. Pledge of Allegiance.
3. Appoint Alternates:
 - Raymond Dussault (seated 6/11/19)
 - Jeff Walker (seated 7/9/19)
 - Nat Trumbull (seated 7/9/19)
4. Old Business:
5. New Business:
 - a. **ZBA #19-09 Cynthia R. Palmer (Peter J. Springsteel-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 20' to 16'4" to construct a one-story addition and porch. Property located on 15 Beach Dr., Mystic. Assessor's Map 175 Block 2 Lot 9; Zone RM-15 (RH-10 applies).
 - b. **ZBA #19-10 Cullen Taplin** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from existing 0.38 to 0.49 to allow construction of a 600 sq. ft. two-story addition. Property located on 30 Washington St., Mystic. Assessor's Map 174 Block 19 Lot 6; Zone RH-10.
 - c. **ZBA #19-11 Lorell Madden & Derek Hanssen (David Reagan-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 50' to 19.5' and Side Yard setback from 25' to 19.4' to construct a second story addition and roofed porch. Property located on 280 New London Turnpike. Assessor's Map 138 Block 3 Lot 9; Zone GBR-130 (RR-80 applies).
 - d. **ZBA #19-12 Amy & Joseph O'Brien (Julia M. Leeming-Agent)** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from existing .17 to .22 to allow construction of a 528 sq. ft. two-story addition. Property located on 11 Quarry Path, Stonington. Assessor's Map 129 Block 8 Lot 4; Zone RM-20.
6. Public Hearing: 7:00 p.m.
 - a. **ZBA #19-07 & CAM Robert Barney Walker & Lindsay Rae Chamberlain (Christopher Pagliaro-Agent)** – Seeking a variance from ZR 7.7.8.3.1 all new construction to be located 100 feet landward of the Connecticut Coastal Jurisdiction Line and ZR 7.7.8.3.2 that the bottom of the lowest horizontal member is located no lower than one (1) foot above base flood elevation level to demo and reconstruct a boat house. Property located on 33-35 Money Point Rd., Mystic. Assessor's Map 180 Block 2 Lot 26; Zone RA-20 & RC-120.

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 CYNTHIA PALMER
 TOWN CLERK

- b. **ZBA #19-08 Bill's Tractor Service, Inc. (Owner) 1000 Horses Repair and Modification, LLC (Applicant)** – Seeking approval from the Zoning Board of Appeals for an automotive dealer and repairer facility per CGS 14-54. Property located on 1 Anguilla Brook Rd., Pawcatuck. Assessor's Map 47 Block 2 Lot 1; Zone GBR-130.

7. Administrative Review:
8. Correspondence:
9. Discussion:
10. Review of meeting minutes: 7/9/2019
11. Adjournment:

William Lyman, Chairman