



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

AGENDA
Regular Meeting
January 10, 2023 – 7:00 p.m.
 Stonington Police Station
 Meeting Room

173 South Broad Street, Pawcatuck, CT 06379

COMMISSIONERS

James Kading
Chairman

Jeff Walker
Vice-Chairman

Nat Trumbull
Secretary

Mark Mitsko
Member

Raymond Dussault
Member

James Stanton
Alternate

Diana Lurie Boersma
Alternate

Anthony Caporale
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. Pledge of Allegiance.
3. Appoint Alternates:
 - James Stanton (seated 12/13/22)
 - Diana Lurie Boersma (seated 12/13/22)
 - Anthony Caporale (seated 9/13/22)
4. New Business:
 - a. **ZBA #22-21 Susan F. Kelly** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from existing 29% to 34%, to enclose an existing 285 sf.ft. deck. Property located at 34 Roseleah Dr., Mystic. Assessor's Map 175 Block 1 Lot 25; Zone MC-80 (RH-10 applies). **[Scheduled for March 14, 2023 at the Applicants request.]**
5. Administrative Review:
6. Old Business:
7. Public Hearing: 7:00 p.m.
 - a. **ZBA #22-19 Stonington Country Club Inc. / David Rezendes** – Seeking a variance from ZR 3.1.4.1 to reduce the non-infringement area from 100' to 55' to construct a rest room with an ADA accessible deck and ramp located on the golf course. Property located on 396 Taugwonk Road, Stonington. Assessor's Map 69 Block 1 Lot 3; Zone GBR-130.
 - b. **ZBA#22-20 Edwin Emery (Owner) Dan Ravenelle (Applicant)** - Seeking a variance from ZR 5.1.1 to reduce the rear yard setback from 40' to 25' to reconstruct a single-family residence. Property located at 197 North Stonington Road, Mystic, CT 06355. Assessor's Map 146 Block 1 Lot 6; Zone RA-20.
8. Correspondence:
9. Discussion: Public Act 21-29 / Requirements for Land Use Officials.
10. Review of meeting minutes: 12/13/2022.
11. Adjournment:

James Kading, Chairman

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