



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

COMMISSIONERS

William Lyman
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James Kading
Vice-Chairman

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Raymond Dussault
Member

Nat Trumbull
Alternate

James Stanton
Alternate

Vacancy
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

January 14, 2020 – 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:
 - Nat Trumbull (seated 9/10/19)
 - James Stanton (seated 12/10/19)
4. Old Business:
5. New Business:
 - a. **ZBA #20-01 Jane L. Howard, Trustee (John Paul Mereen-Agent)** – Seeking a variance from ZR 6.6.22.4.3.1 to reduce the perimeter buffer on southerly line from 40' to 35' for an Open Space Development with two existing houses, one additional building lot and an Open Space Lot. Property located on 152 South Anguilla Rd., Stonington. Assessor's Map 37 Block 1 Lot 8; Zone GBR-130/RR-80.
 - b. **ZBA #20-02 RoxRiv Realty Associates, LLC/Cellco Partnership d/b/a Verizon Wireless (Kenneth C. Baldwin, Esq.-Agent)** – Seeking a variance from ZR 5.2.1 to reduce Front Yard setback from 50' to 22' 6" for an exterior generator and construction of an equipment facility. Property located on Village Farm Rd and 12 Coogan Boulevard, Mystic. Assessor's Map 164 Block 4 Lot 1; Zone TC-80.
6. Public Hearing: 7:00 p.m.
 - a. **ZBA#19-15 Thomas Kasprzak & Morgan Adair (Advanced Group, LLC-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 20' to 8' 7" and Side Yard setback from 5' to 2' 9" to construct a second-floor addition with dormers. Property located on 189 Elm Street, Stonington. Assessor's Map 79 Block 6 Lot 19; Zone RM-20/RH-10 applies. **WITHDRAWN.**
 - b. **ZBA#19-16 & CAM Frank & Victoria Cory (Theodore Ladwig-Agent)** – Seeking a variance from ZR 7.7.8.3.1 Coastal High Hazard Area to reduce the setback from 100' to 30' to demolish and reconstruct a single-family residence. Property located on 18 Roseleah Drive, Mystic. Assessor's Map 175 Block 1 Lot 32; Zone MC-80/RH-10 applies. **TABLED. Public Hearing rescheduled to February 11, 2020.**
 - c. **ZBA#19-17 Christopher Patsiga (Theodore Ladwig-Agent)** – Seeking a variance from ZR 3.1.4.1 to reduce the non-infringement area from 100' to 80' to construct an addition. Property located on 166 Briar Patch Rd., Stonington. Assessor's Map 98 Block 1 Lot 2; Zone GBR-130, RC-120 & RR-80.
7. Administrative Review:

RECEIVED FOR RECORD
STONINGTON, CT
20 JAN 10 PM 3:22
CYNTHIA LADWIG
TOWN CLERK

8. Correspondence:
9. Discussion:
10. Review of meeting minutes: 12/10/2019
11. Adjournment:

William Lyman, Chairman