



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

COMMISSIONERS

William Lyman
Chairman

James Kading
Vice-Chairman

Jeff Walker
Secretary

Mark Mitsko
Member

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.

AMENDED AGENDA

Regular Meeting

February 11, 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 #20-03 Bill's Tractor Service, Inc. (Owner) Mal's Auto and Truck Repair, Inc. (Applicant)** – Seeking approval from the Zoning Board of Appeals for vehicle storage and automotive 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.
 - b. **ZBA #20-01 Jane L. Howard, Trustee (John Paul Mereen-Agent)** – Seeking a variance from ZR 7.7.8.3.1 Coastal High Hazard Area to reduce the setback from 100' to 25' 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. *Rescheduled from 1-14-20. Applicant has requested public hearing be opened and immediately continued to 3/10/20.*
 - c. **ZBA #20-02 RoxRiv Realty Associates, LLC/Celco 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. **Tabled per Applicant's request, public hearing rescheduled to 3/10/20.**
6. Public Hearing: 7:00 p.m.
 - a. **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 25' 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. *Rescheduled from 1-14-20. Applicant has requested public hearing be opened and immediately continued to 3/10/20.*
 - b. **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.
 - c. **ZBA #20-02 RoxRiv Realty Associates, LLC/Celco 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. **Tabled per Applicant's request, public hearing rescheduled to 3/10/20.**
7. Administrative Review:
8. Correspondence:

RECEIVED FOR RECORD
STONINGTON, CT
20 FEB 10 PM 3:29
CYNTHIA LADWIG
TOWN CLERK

9. Discussion:

10. Review of meeting minutes: 1/14/2020

11. Adjournment:

William Lyman, Chairman