



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

COMMISSIONERS

James Kading
 Chairman

Jeff Walker
 Vice-Chairman

Nat Trumbull
 Secretary

Mark Mitsko
 Member

Raymond Dussault
 Member

James Stanton
 Alternate

Diana Lurie Boersma
 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
March 8, 2022 – 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:
 - James Stanton (seated 10/12/21))
 - Diana Lurie Boersma (seated 8/10/21)
4. Old Business:
5. New Business:
 - a. **ZBA#22-03 David T. Bessette** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from existing 0.049 to 0.055, reduce Side Yard setback from 75' to 12' & 72' and reduce Non-Infringement Area from 100' to 35' to construct a 16' x 24' gazebo. Property located on 18 Stewart Rd., Pawcatuck. Assessor's Map 11 Block 1 Lot 6; Zone RC-120.
 6. Public Hearing: 7:00 p.m.
 - a. **ZBA #21-12 & CAM Mark S. & Brenda L. Mitsko (William R. Sweeney, Esq.-Agent)** – Seeking a variance from ZR 5.1.1 to reduce lot frontage from 300' to 0' and reduce side yard setback from 75' to 25' and ZR 3.1.4.2 to reduce the non-infringement area from 100' to 37' to construct a single-family residence. Property located on Old Stonington Road, Stonington. Assessor's Map 153 Block 1 Lot 3A; Zone RC-120. *Continued from 2-8-22 per applicant's request.*
 - b. **ZBA #22-01 Kenneth & Martha Donovan (Mark Comeau-Agent)** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from existing 0.31 to 0.35 to construct a 155 sq. ft. addition and internal access stairs to main first floor. Property located on 5 James Street, Stonington. Assessor's Map 129 Block 3 Lot 9; Zone RM-20 (RH-10 applies).
 - c. **ZBA #22-02 AG Trust, LLC (Sergio F. Cherenzia, P.E.-Agent)** – Seeking a variance from ZR 5.2.1 to reduce Front Yard setback on Harry Austin Drive from 50' to 44.8' to construct a third-floor balcony. Property located on 40 Masons Island Road, Mystic. Assessor's Map 160 Block 4 Lot 4; Zone M-1.
7. Administrative Review:
8. Correspondence:
9. Discussion:
10. Review of meeting minutes: 10/12/2021
11. Adjournment:

James Kading, Chairman

RECEIVED FOR RECORD
 STONINGTON, CT
 22 MAR - 2 PM 1:36
 SALLY DUPLICE
 TOWN CLERK