



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

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James Kading
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 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.

AGENDA

Regular Meeting
April 12, 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 3/8/22))
 - Diana Lurie Boersma (seated 3/8/22)
 - Anthony Caporale
4. Old Business:
5. New Business:
 - a. **ZBA#22-04 John M. Greeley (David Atkinson-Architect)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 50' to 42' and 47' to construct two additions. Property located on 246 Montauk Avenue, Stonington. Assessor's Map 133 Block 4 Lot 8; Zone RR-80.
 - b. **ZBA#22-05 James O. Jaczinski & Anne M. MacPeek (Brian D. Florek, LS-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 75' to 59', Side Yard setback from 30' to 7', 70' to 42' to attach existing garage to house and construct second floor. Reduce Side Yard setback from 70' to 12' for construction of a new detached garage. Property located on 138 South Anguilla Road, Pawcatuck. Assessor's Map 37 Block 1 Lot 6; Zone GBR-130.
 - c. **ZBA #22-06 Scott & Catherine Jakubek (Thomas C. Lyon-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 20' to 5' to construct landing and stairs. Property located on 65 Wolcott Avenue, Stonington. Assessor's Map 127 Block 12 Lot 7; Zone RM-20 (RH-10 applies).
6. Public Hearing: 7:00 p.m.
 - 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.
7. Administrative Review:
8. Correspondence:
9. Discussion:
10. Review of meeting minutes: 3/8/2022.
11. Adjournment:

James Kading, Chairman

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