



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

**COMMISSIONERS**

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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.

**AGENDA**

**Regular Meeting**

**May 10, 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 #22-07 Christopher Nardone** – Seeking a variance from ZR 5.1.1 to increase Gross Floor Area from permitted 2904 sq. ft. to proposed 3018 sq. ft. and reduce Side Yard setback from 10' to 5' to construct a second floor on an existing garage. Property located on 531 Greenhaven Road, Pawcatuck. Assessor's Map 8 Block 1 Lot 27; Zone RA-20.
  - b. **ZBA #22-08 Ann L. Baldelli (Theodore M. Ladwig-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 50' to 26.1' to construct a second-floor addition and entry porch. Property located on 72 Farmholme Road, Stonington. Assessor's Map 59 Block 1 Lot 6A; Zone RR-80.
6. Public Hearing: 7:00 p.m.
  - 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. MacPeck (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).
7. Administrative Review:
8. Correspondence:
9. Discussion:
10. Review of meeting minutes: 4/12/2022.
11. Adjournment:

James Kading, Chairman