



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

**AGENDA**  
**Regular Meeting**  
**June 14, 2022 – 7:00 p.m.**  
 Stonington Police Station  
 Meeting Room

173 South Broad Street, Pawcatuck, CT 06379

**COMMISSIONERS**

**James Kading**  
 Chairman

**Jeff Walker**  
 Vice-Chairman

**Nat Trumbull**  
 Secretary

**Mark Mitsko**  
 Member

**Raymond Dussault**  
 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.

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 5/10/22)
  - Anthony Caporale (seated 5/10/22)
4. New Business:
  - a. **ZBA#22-10 Lorraine Misiorek** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 25% to 31% (increase of 168 sq. ft.) and reduce Side Yard setback from 20' to 5' to construct a shed. Property located on 19 Washington St., Pawcatuck. Assessor's Map 3 Block 23 Lot 6; Zone RH-10.
5. Administrative Review:
  - a. **ZBA #22-09 132 Liberty Street LLC (Owner) Liberty Motorworks, LLC (Applicant)** – Location Approval application for change of ownership for an existing automotive dealer and repairer facility per CGS 14-54. Property located on 132 Liberty Street, Pawcatuck. Assessor's Map 15 Block 2 Lot 6; Zone LS-5.
6. Old Business:
7. Public Hearing: 7:00 p.m.
  - 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. **Rescheduled to July 12, 2022.**
8. Correspondence:
9. Discussion:
10. Review of meeting minutes: 5/10/2022.
11. Adjournment:

James Kading, Chairman

TOWN CLERK  
 SALLY DUPLICE  
 22 JUN 10 PM 1:03  
 RECEIVED FOR RECORD  
 STONINGTON, CT