



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

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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
September 13, 2022 – 7:00 p.m.

Stonington Police Station
 Meeting Room
 173 South Broad Street, Pawcatuck, CT 06378

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 STONINGTON, CT
 22 SEP 12 AM 11:09
 SALLY DUPLICE
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1. Call to Order – 7:00 p.m.
2. Pledge of Allegiance.
3. Appoint Alternates:
 - James Stanton (seated 7/12/22)
 - Diana Lurie Boersma (seated 7/12/22)
 - Anthony Caporale (seated 4/10/22)
4. New Business:
 - a. **ZBA #22-14 Eleanor Ellis (William R. Sweeney, Esq.-Agent)** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 15% to 24% to construct an attached garage. Property located on 13 Richmond Road, Mystic. Assessor's Map 161 Block 6 Lot 8; Zone RA-20.
 - b. **ZBA #22-15 452 Liberty Street, LLC. (Anthony Nenna, P.E.-Agent)** – Seeking a variance from ZR 4.2.4.1 to reduce the buffer requirement from 15' to 9' and ZR 7.10.6.5 to reduce parking lot buffer from 20' to 9' to accommodate parking on a commercial lot that adjoins a single-family residential use. Property located on 452 Liberty Street, Pawcatuck. Assessor's Map 18 Block 4 Lot 12; Zone CS-5.
 - c. **ZBA #22-16 2-6 Mechanic Street, LLC (Theodore M. Ladwig-Agent)** – Seeking to vary the requirements of ZR 7.7.8.2.1 and 7.7.8.2.2 to allow substantial improvements to an existing commercial structure converting to mixed use. Property located on 6 Mechanic Street, Pawcatuck. Assessor's Map 3 Block 28 Lot 8; Zone PV-5.
 - d. **ZBA #22-17 David & Pamela Jakstis (Peter J. Springsteel Architect, LLC-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 20' to 18' to reconstruct stairs and entry porch. Property located on 16 Roseleah Drive, Mystic. Assessor's Map 175 Block 1 Lot 33; Zone MC-80 (RH-10 applies).
5. Administrative Review:
6. Old Business:
7. Public Hearing: 7:00 p.m.
 - a. **ZBA #22-11 Carl & Mary Boisvert (Anthony Nenna, P.E.-Agent)** – Seeking a variance from ZR 3.1.4.2 to reduce the non-infringement buffer from 100' to 17' to construct a landscape wall, along top of embankment. Property located on 135 River Road, Pawcatuck. Assessor's Map 6 Block 4 Lot 16; Zone RA-15/RC-120.
 - b. **ZBA #22-12 Christopher & Edith Morren** – Seeking a variance from ZR 5.1.1 to reduce Rear Yard setback from 40' to 29'11" to construct an addition. Property

located on 9 Oak Street, Stonington. Assessor's Map 129 Block 3 Lot 3; Zone RM-20 (RM-15 applies).

- c. **ZBA #22-13 James Cassidy** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 20' to 7.5' to construct an attached garage. Property located on 1 Robin Street, Pawcatuck. Assessor's Map 36 Block 6 Lot 8; Zone RA-20 (RH-10 applies).

8. Correspondence:

9. Discussion:

10. Review of meeting minutes: 7/12/2022.

11. Adjournment:

James Kading, Chairman