AGENDA
Regular Meeting
September 13, 2022 – 7:00 p.m.
Stonington Police Station
Meeting Room
173 South Broad Street, Pawcatuck, CT 06371

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 8 Lot 8; Zone RA-20 (RH-10 applies).

8. Correspondence:

9. Discussion:


11. Adjournment:

James Kading, Chairman