



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

---

**COMMISSIONERS**

**James Kading**  
Chairman

**Jeff Walker**  
Vice-Chairman

**Nat Trumbull**  
Secretary

**Mark Mitsko**  
Member

**Raymond Dussault**  
Member

**James Stanton**  
Alternate

**Diana Lurie Boersma**  
Alternate

**Vacancy**  
Alternate

Please note:

Verbal comments from the public will be accepted only when designated by the Chairman of the meeting.

**AGENDA**  
**Special Meeting**  
**January 12, 2021 – 7:00 p.m.**

**VIRTUAL MEETING**

**[Click for instructions to join meeting](#)**

1. Call to Order – 7:00 p.m.
2. Roll Call:
3. Appoint Alternates:
  - James Stanton (seated 11/10/20)
  - Diana Lurie Boersma (seated 12/8/20)
4. New Business:
  - a. **ZBA #21-01 & CAM Peter A. Jordan & Donald J. Jordan (Peter J. Springsteel Architect, LLC-Agent)** – Seeking a variance from ZR 7.7.8.3 Coastal Jurisdiction Line setback from 100' to 40' to permit reconstruction of existing single-family residence. Property located on 8 North Shore Way, Stonington. Assessor's Map 154 Block 2 Lot 13; Zone RM-20 & RC-120.
  - b. **ZBA #21-02 Stephen F. X. & Marjorie K. Roney (Peter J. Springsteel Architect, LLC-Agent)** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 15% to 20.72%, reduce Rear Yard setback from 40' to 19' and to reduce Side Yard setback from 10' to 8'10" to reconstruct a single-family residence. Property located on 1 Anchor Lane, Mystic. Assessor's Map 177 Block 2 Lot 7; Zone RA-20.
5. Public Hearing:
  - a. **ZBA #20-13AAP Lockwood Coveside Marina, LLC / Thomas Lockwood** – Seeking to overturn the ZEO Cease & Desist Order #20-032 regarding the renovation and occupancy of a structure without the required permits. Property located on 830 Stonington Rd., Stonington. Assessor's Map 57 Block 2 Lot 11; Zone MC-80. **Rescheduled to 2-9-2021 per applicant's request.**  
**Appeal Application:** <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba-20-13-appeal-app>
  - b. **ZBA #20-15 Nicolas Bonnassieux** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from existing 33% to 38% and reduce South Side Yard setback from 15' to 5' to construct a 400 sq. ft. garage. Property located on 70 Denison Ave., Mystic. Assessor's Map 174 Block 9 Lot 2; Zone RH-10.  
**Application:** <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba20-15-application>
6. Review of meeting minutes: 12/8/2020.
7. Adjournment:

James Kading, Chairman

**Instructions to join virtual meeting**

**Join by WebEx:** [www.webex.com](http://www.webex.com) or following link:

<https://townofstonington.webex.com/webappng/sites/townofstonington/meeting/download/513efb8cd78f49aebbb272e668b8136?siteurl=townofstonington&MTID=maf704e932d6696adc886460c91674f66>

Meeting number (access code): 179 974 1750

Meeting password: UFmen3pGb48

**Tap to join from a mobile device (attendees only)**

[+1-408-418-9388](tel:+14084189388).,[1799741750](tel:+1799741750)## United States Toll

**Join by phone:**

+1-408-418-9388 US Toll      Access Code: 179 974 1750

**Join from a video system or application**

Dial [1799741750@townofstonington.webex.com](tel:1799741750@townofstonington.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

**Join using Microsoft Lync or Microsoft Skype for Business**

Dial [1799741750.townofstonington@lync.webex.com](tel:1799741750.townofstonington@lync.webex.com)