



**Town of Stonington
Zoning Board of Appeals**

152 Elm Street, Stonington, CT 06378

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23 OCT -6 AM 9:06

06378 DUPLICATE
TOWN CLERK

AGENDA

Regular Meeting

October 10, 2023 – 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

Diana Lurie Boersma
Member

Raymond Dussault
Member

James Stanton
Alternate

Anthony Caporale
Alternate

Vacant
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 12/13/22)
 - Anthony Caporale (seated 9/13/22)
4. New Business:
 - a. **ZBA #23-12/CAM Steve & Sarah Malinowski (Katie Scanlon, Agent) –** Seeking a variance from ZR 7.7.8.3.2 to perform substantial improvement upgrades to an existing structure used as an oyster farm, hatchery, and associated office space. Property located at 30-32 Wilcox Road, Stonington, CT 06378. Assessors Map 157 Block 1 Lot 11; Zone RR-80/RC-120.
 - b. **ZBA #23-13 Michael & Elizabeth Devine –** Seeking a variance from ZR 3.1.4.2 to reduce non-infringement zone from 100' to 13.8' in order to construct single family residence with attached garage, driveway, in-ground pool, and new septic system. Property located at 52 Brucker Pentway, Pawcatuck, CT 06379. Assessors Map 28 Block 1 Lot 3; Zone RC-120 / RA-40 Applies.
5. Administrative Review:
6. Old Business:
7. Public Hearing: 7:00 p.m.
 - a. **ZBA #23-08 Jeffrey Muir / William R. Sweeney, Esq. –** Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 20% to 22.5% in order to construct a 484 SF 2nd floor addition and install a 10' x 10' utility shed. Property located on 7 Robin Street, Pawcatuck, CT 06379. Assessor's Map 36 Block 6 Lot 11; Zone RA-20 / RA-15 Applies.
 - b. **ZBA #23-09 Brian Stafford / William R. Sweeney, Esq. –** Seeking a variance from ZR 7.7.8.3.2 to lower the elevation of the bottom of the lowest horizontal member from 15ft to 14.4ft for a newly constructed single-family residence. Property located at 3 Roseleah Drive, Mystic, CT 06355. Assessor's Map 175 Block 1 Lot 1; Zone RC-120.
 - c. **ZBA #23-10 Josepine Mineo –** Seeking a variance from ZR 3.1.4.2 to reduce the non-infringement area from the required 100' to 18' in order to construct an in-ground swimming pool and patio. Property located at 42 Harborview Terrace, Stonington, CT 06378. Assessors Map 104 Block 5 Lot 5; Zone RM-20 / RC-120.

8. Future Public Hearing:

- a. **ZBA #23-11 Berstev LLC** – Seeking a variance from ZR 5.1.1 to reduce the rear yard setback from 5' to 0' and increase the floor area ratio from 50% to 84% to construct a wood storage area and to cover existing smokers. Property located at 4 Roosevelt Avenue, Mystic, CT 06355. Assessors Map 174 Block 17 Lot 4; Zone LS-5. ***Rescheduled from 10/10/2023 to 11/14/2023***

9. Correspondence:

10. Discussion:

11. Review of meeting minutes: 9/12/23

12. Adjournment:

James Kading, Chairman