



**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**  
**November 10, 2020 – 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 6/4/20)
  - Diana Lurie Boersma (seated 10/13/20)
4. New Business:
  - 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.
  - b. **ZBA #20-14 James L. Coker, IV (Robert Mercer-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 75' to 54'5" to construct a covered porch addition. Property located on 8 Mill St., Old Mystic. Assessor's Map 166 Block 4 Lot 10; Zone GBR-130/RA-40.
5. Public Hearing:
  - a. **ZBA #20-08 Nancy Bourne Chase** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 15% to 22% and reduce Front Yard setback from 30' to 23' to construct a 310 sq. ft. addition. Property located on 13 Richmond Lane, Mystic. Assessor's Map 161 Block 6 Lot 8; Zone RA-20. *Continued from 10.13.2020.*  
**Application:** <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba20-08-application>  
**Survey:** <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba20-08-survey>
  - b. **ZBA #20-11 Allen Clifford Fee (Arthur H. Hayward, Jr. PLS-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Rear Yard setback from 40' to 16' and Side Yard setback from 10' to 2.10' to construct a detached garage. Property located on 105 Masons Island Rd., Mystic. Assessor's Map 160 Block 7 Lot 14; Zone RM-20.  
**Application:** <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba20-11-application>
  - c. **ZBA #20-12 Philip F. & Alison Z. Darrell (John Paul Mereen-Agent)** – Seeking a variance from ZR 3.1.4.1 to reduce the non-infringement area from 100' to 50' to construct a two-story detached garage. Property located on 580 North Main St., Stonington. Assessor's Map 97 Block 1 Lot 4; Zone GBR-130.  
**Application:** <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba20-12-application>

**Site Plan:** <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba20-12-site-plan-update>

6. Review of meeting minutes: 10/13/2020.

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/72ae61be71a246488a91e262ef21978a?siteurl=townofstonington&MTID=m9414dbbb45e1b84a2d31545b58f1dec6>

Meeting number (access code): 173 162 0456

Meeting password: 2Yp58bhPpFh

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

[+1-408-418-9388](tel:+1-408-418-9388), [1731620456##](tel:+1-408-418-9388) United States Toll

**Join by phone:**

+1-408-418-9388 US Toll      Access Code: 173 162 0456

**Join from a video system or application**

Dial [1731620456@townofstonington.webex.com](mailto:1731620456@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 [1731620456.townofstonington@lync.webex.com](mailto:1731620456.townofstonington@lync.webex.com)