



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

AGENDA

Regular Meeting

November 14, 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 #23-14 Harry Emanuel Calmar & Margarete Calmar (Arthur H. Hayward Jr., Agent)** – Seeking a variance from ZR 5.1.1 to reduce minimum lot size from 120,000SF to 25,113SF. Property located at 66 Collins Road, Stonington, CT 06378. Assessors Map 125 Block 2 Lot 2; Zone RC-120.
5. Administrative Review:
6. Old Business:
7. Public Hearing: 7:00 p.m.
 - 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 88% 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*
 - b. **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.
 - c. **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.
8. Correspondence:
9. Discussion:
10. Review of meeting minutes: 10/10/23
11. Adjournment:

James Kading, Chairman

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