



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

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James Kading
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Diana Lurie Boersma
 Alternate

Anthony Caporale
 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.

AGENDA
Regular Meeting
December 13, 2022 – 7:00 p.m.
 Stonington Police Station
 Meeting Room

173 South Broad Street, Pawcatuck, CT 06379

1. Call to Order – 7:00 p.m.
2. Pledge of Allegiance.
3. Appoint Alternates:
 - James Stanton (seated 10/11/22)
 - Diana Lurie Boersma (seated 9/13/22)
 - Anthony Caporale (seated 9/13/22)
4. New Business:
 - a. **ZBA #22-19 Stonington Country Club Inc. / David Rezendes** – Seeking a variance from ZR 3.1.4.1 to reduce the non-infringement area from 100' to 55' to construct a rest room with an ADA accessible deck and ramp located on the golf course. Property located on 396 Taugwonk Road, Stonington. Assessor's Map 69 Block 1 Lot 3; Zone GBR-130.
 - b. **ZBA#22-20 Edwin Emery (Owner) Dan Ravenelle (Applicant)** - Seeking a variance from ZR 5.1.1 to reduce the rear yard setback from 40' to 25' to reconstruct a single-family residence. Property located at 197 North Stonington Road, Mystic, CT 06355. Assessor's Map 146 Block 1 Lot 6; Zone RA-20.
5. Administrative Review:
6. Old Business:
7. Public Hearing: 7:00 p.m.
 - a. **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. **Continued from October 11, 2022 per applicant's request.**
 - b. **ZBA #22-18 Meredith (Stoll) Tingley (Dale Tourville-Agent)** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 25% to 29% to construct a 352 sq. ft. addition. Property located on 53 William Street, Pawcatuck. Assessor's Map 4 Block 20 Lot 10; Zone RH-10.
8. Correspondence:
9. Discussion:
 - a. Vote on increase of pay for minutes taker.
10. Review of meeting minutes: 10/11/2022.
11. Adjournment:

James Kading, Chairman

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