



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

COMMISSIONERS

James Kading
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Jeff Walker
Vice-Chairman

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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.

AMENDED AGENDA
Special Meeting
December 8, 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 11/10/20)
 - Diana Lurie Boersma (seated 11/10/20)
4. New Business:
 - a. **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.
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 11.10.2020.**
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>
Site Plan: <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba20-08-site-plan>
 - b. **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 1.12.21 per applicant's request.**
Appeal Application: <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba-20-13-appeal-app>
 - c. **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.
Application: <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba-20-14-application>
Site Map/Plans: <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba-20-14-site-plan>

6. Review of meeting minutes: 11/10/2020.

7. Adjournment:

James Kading, Chairman

Instructions to join virtual meeting

Join by WebEx: www.webex.com or following link:

<https://townofstonington.webex.com/webappng/sites/townofstonington/meeting/download/2c6e760e05c74ca3b5cf01793ed72850?siteurl=townofstonington&MTID=me8c2c249a49a270fbb5b128eecd231c9>

Meeting number (access code): 179 696 4782

Meeting password: t2dSvBGEJ59

Tap to join from a mobile device (attendees only)

[+1-408-418-9388](tel:+1-408-418-9388).,[1796964782##](tel:+1-408-418-9388) United States Toll

Join by phone:

+1-408-418-9388 US Toll Access Code: 179 696 4782

Join from a video system or application

Dial 1796964782@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 1796964782.townofstonington@lync.webex.com