



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

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**COMMISSIONERS**

**James Kading**  
Vice-Chairman

**Jeff Walker**  
Secretary

**Mark Mitsko**  
Member

**Raymond Dussault**  
Member

**Nat Trumbull**  
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**  
**September 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 6/4/20)
  - Diana Lurie Boersma (seated 7/14/20)
4. New Business:
  - a. **ZBA #20-10 Joan O. Vorster (Peter Gardner-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Side Yard setback from 10' to 7'1" and ZR 3.1.4.2 to reduce the non-infringement area from 100' to 45' to construct a first and second floor addition. Property located on 28 Harbor View Terrace, Stonington. Assessor's Map 104 Block 4 Lot 2; Zone RM-20 (RM-15 applies).
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. *Public Hearing rescheduled from August 11, 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 #20-09 Jennifer Middleton** – Seeking a variance from ZR 3.1.4.2 to reduce the non-infringement area from 100' to 27' to construct a stone wall with a maximum height of 30" and 9.5' X 17' stone patio. Property located on 978 Stonington Road, Pawcatuck. Assessor's Map 50 Block 5 Lots 2 & 3; Zone RC-120.  
**Application:** <https://www.stonington-ct.gov/zoning-board-of-appeals/files/zba20-09-application>
6. Review of meeting minutes: 7/14/2020
7. Election of Officers:
8. Adjournment:

James Kading, Vice-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/5c0fd15c649345acbeea1bc9718ff4fc?siteurl=townofstonington&MTID=mb1fd3b26ab0a5f2c41712893aa13235b>

Meeting number (access code): 173 248 8589

Meeting password: b3vPekxHD75

**Join by phone:**

+1-408-418-9388 US Toll      Access Code: 173 248 8589

**Join from a video system or application**

Dial [1732488589@townofstonington.webex.com](tel:1732488589@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 [1732488589.townofstonington@lync.webex.com](tel:1732488589.townofstonington@lync.webex.com)