



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

**AGENDA**

**Regular Meeting**

**April 9, 2024 – 7:00 p.m.**

Stonington Police Station Meeting Room  
 173 South Broad Street, Pawcatuck, CT 06379

**COMMISSIONERS**

**James Kading**  
 Chairman

**Diana Lurie Boersma**  
 Vice-Chairman

**Nat Trumbull**  
 Secretary

**Raymond Dussault**  
 Member

**James Stanton**  
 Member

**Anthony Caporale**  
 Alternate

**Mark Bancroft**  
 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:

4. New Business:

5. Administrative Review:

6. Old Business:

a. **AAP #24-01 St. Edmund of Connecticut, Inc. (Owner), Residents of Masons Island (Appellant), Amy E. Souchuns, Esq. (Agent)** – Seeking to appeal the Enders Island CZEO letter dated 2/7/24. Property located on Enders Island, Mystic. Assessor’s Map 178 Block 1 Lot 1-1 thru 9; Zone RC-120.  
*Public Hearing Scheduled for May 14<sup>th</sup>*

7. Public Hearing: 7:00 p.m.

a. **ZBA #24-02 William & Rebecca Halsey** – Seeking a variance from ZR 7.1.1 to increase Floor Area Ratio from 15% to 20%, reduce Front Yard Setback from 30’ to 28.3’, and reduce Rear Yard Setback from 40’ to 21.75’ in order to construct a 1105 sq. ft. second floor addition. Property located on 28 E Forest Road., Mystic, CT. Assessor’s Map 179 Block 4 Lot 2; Zone RA-20.

b. **ZBA #24-03 G Development, LLC (S. Cherenzia)** – Seeking a variance from ZR 8.1 to increase Maximum Building Height from 40ft to 46ft to construct an elevator overrun and install HVAC units with screening parapet walls above the roof. Property located on 32 Broadway Ave., Mystic, CT. Assessor’s Map 174 Block 19 Lot 1; Zone LS-5.

8. Correspondence:

a. FOIA – Notice of Meetings for Public Agencies

9. Discussion:

10. Review of meeting minutes: 01/09/24

11. Adjournment:

James Kading, Chairman

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 STONINGTON, CT.

24 APR -2 AM 9:11

SALLY DUPLICE  
 TOWN CLERK