



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

COMMISSIONERS

William Lyman
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James Kading
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Member

Nat Trumbull
Alternate

James Stanton
Alternate

Vacancy
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 10, 2019 – 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:
 - Nat Trumbull (seated 9/10/19)
 - James Stanton (seated 10/8/19)
4. Old Business:
5. New Business:
 - a. **ZBA#19-15 Thomas Kasprzak & Morgan Adair (Advanced Group, LLC-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 20' to 8' 7" and Side Yard setback from 5' to 2'9" to construct a second-floor addition with dormers. Property located on 189 Elm Street, Stonington. Assessor's Map 79 Block 6 Lot 19; Zone RM-20/RH-10 applies.
 - b. **ZBA#19-16 & CAM Frank & Victoria Cory (Theodore Ladwig-Agent)** – Seeking a variance from ZR 7.7.8.3.1 Coastal High Hazard Area to reduce the setback from 100' to 30' to demolish and reconstruct a single-family residence. Property located on 18 Roseleah Drive, Mystic. Assessor's Map 175 Block 1 Lot 32; Zone MC-80/RH-10 applies.
 - c. **ZBA#19-17 Christopher Patsiga (Theodore Ladwig-Agent)** – Seeking a variance from ZR 3.1.4.1 to reduce the non-infringement area from 100' to 80' to construct an addition. Property located on 166 Briar Patch Rd., Stonington. Assessor's Map 98 Block 1 Lot 2; Zone GBR-130, RC-120 & RR-80.
6. Public Hearing: 7:00 p.m.
 - a. **ZBA #19-14 Kenneth & Cindy Cardinal, Trustees**– Seeking a variance from ZR 5.1.1 to reduce Side Yard setbacks from 75' to 66' and 25' to construct a two-story garage addition. Property located on 78 Palmer Neck Rd., Pawcatuck. Assessor's Map 57 Block 3 Lot 13; Zone RC-120.
7. Administrative Review:
8. Correspondence:
9. Discussion:
10. Review of meeting minutes: 10/8/2019
11. Adjournment:

William Lyman, Chairman

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STONINGTON, CT
19 DEC -6 PM 3:27
CYNTHIA LADWIG
TOWN CLERK