

**ZONING BOARD OF APPEALS
REGULAR MEETING
Final Minutes
January 14, 2020**

Stonington Police Station, 173 South Broad St., Pawcatuck, CT

Present for the meeting were Bill Lyman, Mark Mitsko, Jeff Walker, James Kading, Raymond Dussault and James Stanton. Zoning Enforcement Officer Candace Palmer was also present. The meeting was called to order at 7:00 p.m.

Seated for the meeting were Bill Lyman, Mark Mitsko, Jeff Walker, James Kading, and Raymond Dussault.

New Business:

ZBA #20-01 Jane L. Howard, Trustee (John Paul Mereen-Agent) – Seeking a variance from ZR 6.6.22.4.3.1 to reduce the perimeter buffer on southerly line from 40' to 35' for an Open Space Development with two existing houses, one additional building lot and an Open Space Lot. Property located on 152 South Anguilla Rd., Stonington. Assessor's Map 37 Block 1 Lot 8; Zone GBR-130/RR-80.

ZBA #20-02 RoxRiv Realty Associates, LLC/Cellco Partnership d/b/a Verizon Wireless (Kenneth C. Baldwin, Esq.-Agent) – Seeking a variance from ZR 5.2.1 to reduce Front Yard setback from 50' to 22' 6" for an exterior generator and construction of an equipment facility. Property located on Village Farm Rd and 12 Coogan Boulevard, Mystic. Assessor's Map 164 Block 4 Lot 1; Zone TC-80.

The applications were accepted and scheduled for public hearing February 11, 2020.

Public Hearing:

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 25' 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. **TABLED.** *Public Hearing rescheduled to February 11, 2020.*

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.

Attorney Ladwig presented the application. Mr. Ladwig read the staff comments from the staff report into the record. On October 3, 2019 the Inland Wetlands and Watercourses Commission

unanimously approved the wetlands permit for the planned addition, as they determined it would not cause an adverse impact to the wetlands. The house was constructed prior to the adoption of the 100 ft non-infringement buffer. The buffer prevents any addition to the house which is located on a ten-acre lot. The applicant is proposing an addition of which 840 square feet falls in the non-infringement area. Mr. Lyman discussed the history of the lot and the hardship caused by the regulations. Mr. Mitsko stated that the foundation from the addition does not pose a hazard to the wetlands. Mr. Dussault asked about the size of the existing home.

No Public Comment.

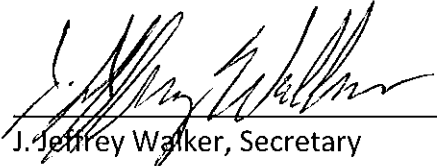
Mr. Lyman closed the public hearing.

Mr. Kading moved to approve the application, seconded by Mr. Mitsko. Motion approved 5-0.

Minutes:

Mr. Mitsko moved to approve the minutes of the December 10, 2019 meeting, seconded by Mr. Walker, all in favor 5-0, motion approved.

Mr. Kading moved to adjourn, seconded by Mr. Walker, all in favor 5-0, the meeting adjourned at 7:23 p.m.



J. Jeffrey Walker, Secretary