

ZONING BOARD OF APPEALS

REGULAR MEETING

Final Minutes

February 11, 2020

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

Present for the meeting were Bill Lyman, Mark Mitsko, 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, James Kading, Raymond Dussault and James Stanton (for Jeff Walker).

New Business:

ZBA #20-03 Bill's Tractor Service, Inc. (Owner) Mal's Auto and Truck Repair, Inc. (Applicant) – Seeking approval from the Zoning Board of Appeals for vehicle storage and automotive repairer facility per CGS 14-54. Property located on 1 Anguilla Brook Rd., Pawcatuck. Assessor's Map 47 Block 2 Lot 1; Zone GBR-130.

Mr. Lyman discussed the previous application and the Department of Motor Vehicles regulations. The DMV allowed for approval without a public hearing. Mr. Dussault expressed his feelings that there should be a public hearing. The commission agreed based on the differences from the last application and will have a public hearing. Public hearing will be scheduled for March 10, 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. Rescheduled from 1-14-20. Applicant has requested public hearing be opened and immediately continued to 3/10/20.

Mr. Dussault moved to open and continue the application to March 10, 2020, seconded by Mr. Kading, all in favor 5-0, motion approved.

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.

John Paul Mereen presented the application. The applicant reviewed the current site conditions and proposed open space lot subdivision. There are two existing homes on the parcel which makes the 200' of road frontage required for each lot an issue for a traditional subdivision. The

applicant is proposing the open space to create a lot for each of the existing buildings, an additional building lot and an open space parcel. There would also be a conservation easement over a portion of the new building lot. There is a 40-foot setback required around the perimeter of the entire property, which is achieved for all of the property except for a small piece at the location of the existing home on the southerly lot. The buildings were constructed prior to zoning regulations and current subdivision regulations prohibit them from a traditional subdivision due to their placement on the lot.

Public Comment in Favor:

None.

Public Comment Against:

None.

General Comment:

Hunter Browning, abutter to the parcel on the northern part of the property expressed his interest in purchasing the proposed open space lot and would not like to see a home on the building lot. Mr. Browning expressed concern with the public being able to access the open space lot behind his home.

Carmela Minor, resident to the north of the property asked about the difference of wildlife preserve and open space.

Byron Howard, property owner expressed that he does not intend to create public access signage.

Rebuttal:

Mr. Mereen explained the calculations to come to this solution and explained that the variance would still be needed regardless of open space ownership. The majority of the building lot will have a conservation easement.

Mr. Lyman closed the public hearing.

Mr. Mitsko moved to approve the application, seconded by Mr. Dussault. Mr. Mitsko expressed his support of the application. Mr. Mitsko amended his motion to include the stipulation:

1. Approval is for existing structure only, any new development must conform to the 40 foot setback requirement.

Seconded by Mr. Dussault. The vote was taken all in favor 5-0, motion approved.

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. Tabled per Applicant's request, public hearing rescheduled to 3/10/20.

Minutes:

Mr. Dussault move to approve the minutes of the January 14, 2020 meeting, seconded by Mr. Kading, all in favor 5-0, motion approved.

Mr. Kading moved to adjourn, seconded by Mr. Mitsko, all in favor 5-0, the meeting adjourned at 7:43 p.m.



J. Jeffrey Walker, Secretary