

**ZONING BOARD OF APPEALS**

**REGULAR MEETING**

**Final Minutes**

**July 9, 2019**

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

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

Seated for the meeting were Bill Lyman, James Kading, Mark Mitsko, Nat Trumbull (for Virginia McCormack) and Jeff Walker (for Russell McDonough).

New Business:

**ZBA #19-07 & CAM Robert Barney Walker & Lindsay Rae Chamberlain (Christopher Pagliaro-Agent)** – Seeking a variance from ZR 7.7.8.3.1 all new construction to be located 100 feet landward of the Connecticut Coastal Jurisdiction Line and ZR 7.7.8.3.2 that the bottom of the lowest horizontal member is located no lower than one (1) foot above base flood elevation level to demo and reconstruct a boat house. Property located on 33-35 Money Point Rd., Mystic. Assessor's Map 180 Block 2 Lot 26; Zone RA-20 & RC-120.

**ZBA #19-08 Bill's Tractor Service, Inc./1000 Horses Repair and Modification, LLC** – Seeking approval from the Zoning Board of Appeals for an automotive dealer and 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.

The applications were accepted and scheduled for public hearing August 13, 2019.

Public Hearing:

**ZBA #19-06 Stephanie Lary (Stanley Wong-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard Setback from 30' to 25.2' to construct a two-story addition with porch/balcony. Property located on 27 Quarry Road, Mystic. Assessor's Map 181 Block 3 Lot 10; Zone RM-15.

Stanley Wong, Architect presented the application. The lot has a crescent shape cut into the lot line as well as an odd shape. The home orientation to the driveway is odd and they are trying to change the massing of the home. Ms. Palmer explained the history of the lot. The encroachment on the setback would be only 32 SF. If the cutout area had been deeded, a variance would not be needed. The owner maintains the property in the area technically owned by the town on paper. The applicant submitted three letters of support for the record.

Stephanie Lary, homeowner, stated she is looking to upgrade her property to fit with the neighborhood.

No Public Comment.

Mr. Lyman closed the public hearing.

Mr. Kading moved to approve the application, seconded by Mr. Mitsko. Mr. Kading explained that the hardship of the lot line issue has created the situation. The commission agreed that the hardship is valid due to the unique geography of the lot and would not cause any detriment to neighbors. The vote was taken all in favor 5-0, motion approved.

Discussion:

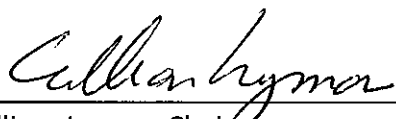
Pledge of Allegiance – Mr. Walker stated that it was his request that the pledge of allegiance be recited prior to the meeting. Mr. Lyman stated he is neutral on the matter and there does not appear to be clear precedent across town commissions. Mr. Mitsko stated he is in favor of the change. Mr. Kading stated he does not feel it is necessary. Mr. Trumbull stated he is okay with it.

Mr. Walker moved to add the Pledge of Allegiance to the agenda, seconded by Mr. Mitsko. The vote was taken 4-1, motion approved. Roll Call: Walker – favor, Trumbull – favor, Lyman – favor, Kading – oppose, Mitsko – favor.

Minutes:

Mr. Walker moved to approve the June 11, 2019 minutes, seconded by Mr. Mitsko, 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 7:28 p.m.



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William Lyman, Chairman