

**ZONING BOARD OF APPEALS
REGULAR MEETING
Final Minutes
October 8, 2019**

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

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

Public Hearing:

ZBA #19-13 Roderick Desmarais & Cheryl Robdau – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 25% to 40%, reduce rear yard setback from 15' to 5' and side yard setback from 5/20' to 3/20' for construction of an addition to a single-family residence and detached garage. Property located on 2 Bay Street, Mystic. Assessor's Map 173 Block 13 Lot 4; Zone RH-10.

Roderick Desmarais presented the application. Mr. Desmarais submitted a written copy of his testimony as exhibit #2. The applicant is requesting the variance to build a garage and a small addition to the main house. The homes on Bay Street come with dock rights to the dock across the street. The homes are all zoned RH-10 and most are about half the size of the lots designated with that zone. Similar homes on the street have garages which allow homeowners to have storage associated with their docks. Mr. Desmarais submitted photos of the neighboring properties that have garages on their lots, which are similar to what the applicant is proposing. The applicant is requesting three variances to Floor Area Ratio, Rear Yard and Side Yard Setbacks. The neighborhood was constructed prior to zoning and are undersized for the zone. The applicant stated their application is consistent with the character of the neighborhood and will allow their property to have similar amenities to the other homes on the street. Mr. Desmarais presented a site plan with the proposed garage and explained the reasoning for the placement. Mr. Lyman asked about the proposed addition to the rear of the home. Mr. Desmarais submitted pictures of the current state of the home and similar neighboring garages to explain what he would like to do. Mr. Lyman asked if the neighbors that had newer garages also obtained variances. Mr. Desmarais stated he believed that at least two have. The applicant will remove a rear entry porch and a garden shed if approved. Mr. Stanton stated it will conform with the neighborhood. Mr. Dussault stated his concern with the size of the garage. Mr. Desmarais reiterated his need for a garage of the proposed size but agreed the reasons were not a hardship. Mr. Lyman spoke about the neighborhood and consistency of the lots. Mr. Dussault asked about requiring an as built survey due to tightness of the placement and hedge boundaries.

No Public Comment.

Mr. Lyman closed the public hearing.

Mr. Kading moved to approve the application, seconded by Mr. Mitsko. Mr. Kading stated that the application conforms with the neighborhood. Mr. Dussault asked about the hardship. Mr. Stanton stated that the lots in the neighborhood being undersized for the zone is the hardship. Mr. Lyman agreed and stated there were several letters of support from the neighbors. Mr. Kading amended his motion to stipulate an A2 survey for the boundaries of the garage, seconded by Mr. Mitsko. The vote was taken all in favor 5-0, motion approved.

Approval of 2020 Meeting Calendar:

Mr. Kading moved to approve the calendar, seconded by Mr. Dussault, all in favor 5-0, motion approved.

Minutes:

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

Mr. Dussault moved to adjourn, seconded by Mr. Kading, all in favor 5-0. The meeting adjourned at 7:36 p.m.



J. Jeffrey Walker, Secretary