

**ZONING BOARD OF APPEALS  
SPECIAL VIRTUAL MEETING  
Final Minutes  
November 10, 2020**

Present for the meeting were James Kading, Mark Mitsko, Jeff Walker, James Stanton, and Diana Lurie Boersma. Zoning Enforcement Officer Candace Palmer was also present. Absent Nat Trumbull and Raymond Dussault.

Seated for the meeting were James Kading, Mark Mitsko, Jeff Walker, James Stanton (seated for Nat Trumbull), and Diana Lurie Boersma (seated for Raymond Dussault).

The meeting was called to order at 7:10 p.m.

Commission members and applicants accessed the meeting remotely via Webex by computer or phone.

New Business:

**ZBA #20-13AAP Lockwood Coveside Marina, LLC / Thomas Lockwood** – Seeking to overturn the ZEO Cease & Desist Order #20-032 regarding the renovation and occupancy of a structure without the required permits. Property located on 830 Stonington Rd., Stonington. Assessor's Map 57 Block 2 Lot 11; Zone MC-80.

**ZBA #20-14 James L. Coker, IV (Robert Mercer-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 75' to 54'5" to construct a covered porch addition. Property located on 8 Mill St., Old Mystic. Assessor's Map 166 Block 4 Lot 10; Zone GBR-130/RA-40.

The applications were accepted and scheduled for public hearing December 8, 2020.

Public Hearings:

**ZBA #20-08 Nancy Bourne Chase** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 15% to 22% and reduce Front Yard setback from 30' to 23' to construct a 310 sq. ft. addition. Property located on 13 Richmond Lane, Mystic. Assessor's Map 161 Block 6 Lot 8; Zone RA-20. *Continued from 10.13.2020.*

Per applicant's request, hearing was continued to December 8, 2020.

**ZBA #20-11 Allen Clifford Fee (Arthur H. Hayward, Jr. PLS-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Rear Yard setback from 40' to 16' and Side Yard setback from 10' to 2.10' to construct a detached garage. Property located on 105 Masons Island Rd., Mystic. Assessor's Map 160 Block 7 Lot 14; Zone RM-20.

Arthur Hayward, land surveyor, presented the application. The property is an undersized lot for the RM-20 zone that predated zoning and had the zone laid over it. The applicant stated their hardship is the unique nature of the lot being located in two flood zones. The septic is in the front and the sides are located in the two flood zones. They are attempting to locate the garage in the portion of the lot that is the shaded X zone. Some of the garage does fall in the AE zone but they will be able to build with materials that follow flood regulations. The other areas of the

lot are unsuitable for the garage due to the V-Zone or septic area. The location would be consistent with other homes in the neighborhood. They have submitted letters of support for the application. Ms. Boersma asked if the property owner the garage would be closest to has submitted a letter of support. Mr. Fee responded that they have as well as four others. Mr. Kading asked about the driveway. Mr. Stanton discussed the location of the garage and stated he is favorable about the application. Mr. Kading stated that Ledge Light will require location of the septic system and reviewed the flood zone requirements.

No Public Comment.

Mr. Kading closed the public hearing.

Ms. Boersma moved to approve the application, seconded by Mr. Mitsko, all in favor 5-0.

Motion approved.

**ZBA #20-12 Philip F. & Alison Z. Darrell (John Paul Mereen-Agent)** – Seeking a variance from ZR 3.1.4.1 to reduce the non-infringement area from 100' to 50' to construct a two-story detached garage. Property located on 580 North Main St., Stonington. Assessor's Map 97 Block 1 Lot 4; Zone GBR-130.

John Paul Mereen presented the application. He stated that Richard Snarski, soil scientist wrote in his letter, that construction of the garage would not negatively impact the wetlands. Mr. Mereen shared plans of the proposed garage. The non-infringement areas create a small building envelope on the lot for the garage. The majority of the large lot has existing wetlands. The cars currently park next to the house on crushed stone, which could leak onto the ground. The garage would provide a barrier for any fluids. Ms. Palmer stated that the letter from Mr. Snarski was not in the variance application, but was for the wetlands application which was approved. Ms. Boersma asked about neighbors. Mr. Mereen stated it is not visible to other properties. Ms. Palmer confirmed the neighbors were notified.

No Public Comment.

Mr. Kading closed the public hearing.

Mr. Mitsko moved to approve the application, seconded by Mr. Walker, all in favor 5-0. Motion approved.

Minutes:

Mr. Walker moved to approve the October 13, 2020 minutes, seconded by Mr. Mitsko, all in favor 5-0. Motion approved.

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

  
James Kading, Chairman