

ZONING BOARD OF APPEALS

REGULAR MEETING

Final Minutes

June 12, 2018

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

Present for the meeting were Matthew Berger, Bill Lyman, Virginia McCormack, Mark Mitsko, Russ McDonough, Jeff Walker, James Kading. Zoning Enforcement Officer Candace Palmer was also present. Meeting called to order at 7:05 p.m.

Seated for the meeting were Matthew Berger, Virginia McCormack, Bill Lyman, Mark Mitsko, and Russ McDonough.

New Business:

ZBA #18-10 Roderick Desmarais & Cheryl Robdau

– Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 25% to 34% and reduce rear yard setback from 15' to 5' for construction of detached garage and mudroom. Property located on 2 Bay Street, Mystic. Assessor's Map 173 Block 13 Lot 4; Zone RH-10.

The application was accepted and scheduled for public hearing July 10, 2018.

Public Hearing:

ZBA #18-09 Candace Miller – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 20% to 27% to allow construction of a shed dormer. Property located on 59 Trumbull St., Pawcatuck. Assessor's Map 12 Block 14 Lot 30; Zone RA-15.

Ms. Palmer summarized the application. The applicant is proposing a modest dormer on the rear of the home. The lot is undersized for the zone. Ms. Palmer also stated there are areas that could be removed from the calculation, reducing the variance required.

Ms. Miller presented the application. The applicant is requesting to raise the roofline to allow for better headroom in the bedroom.

Tom Giroux, carpenter, presented the plans for the dormer, which will give the bedrooms better headroom.

Ms. Palmer clarified the calculations in the staff report.

No Public Comment.

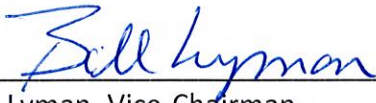
Mr. Berger closed the public hearing.

Mr. Mitsko moved to approve the application, seconded by Mr. Lyman. The commission discussed the hardship and the fact it is undersized for the zone. Mr. Berger discussed the regulations and requirements for a hardship. Mr. McDonough stated that he could not see a hardship. The vote was taken 2-3, the motion failed.

Roll Call: Mitsko – favor, Berger – against, McCormack – against, Lyman – favor, McDonough – against

Mr. McDonough moved to approve the minutes of the May 8, 2018 meeting, seconded by Mr. Lyman, all in favor 4-0-1, motion approved. Ms. McCormack abstained.

Mr. McDonough moved to adjourn, seconded by Mr. Lyman, all in favor 5-0, the meeting adjourned at 7:30 p.m.



Bill Lyman, Vice-Chairman