

ZONING BOARD OF APPEALS
REGULAR MEETING
Final Minutes
August 8, 2017

Present for the meeting were James Kading, Raymond Dussault, Bill Lyman, Chairman Matthew Berger and Mark Mitsko. Zoning Enforcement Officer Candace Palmer was also present.

Seated for the meeting were Chairman Matthew Berger, Mark Mitsko, Bill Lyman, Raymond Dussault for Virginia McCormack, and James Kading for Russ McDonough.

New Business:

ZBA #17-08 & CAM David Madacsi (Rafael Amaya, Agent) – Seeking a variance from ZR 7.7.8.3.1 Coastal Jurisdiction Line setback from 100' to 7' to permit reconstruction of existing single family residence. Property located on 53 Roseleah Drive, Mystic. Assessor's Map 175 Block 1 Lot 17; Zone MC-80.

Accepted and scheduled for public hearing September 12, 2017.

Public Hearing:

ZBA #17-07 Peter and Julia DiScuillo – Seeking a variance from ZR 5.1.1 to reduce the side yard setback from 10' to 4' and increase the Gross Floor Area from 20% to 23% for construction of an accessory structure. Property located on 251 North Anguilla Rd., Pawcatuck CT 06379. Assessor's Map 40 Block 1 Lot 3; GB-130 (RM-15 applies)

Ms. Palmer summarized the application. The applicant is requesting a six foot variance to construct 2 hoop style structures. The applicant is claiming their hardship is the undersized lot for the zone, flooding from drainage off the road and the location of the well. The structures were erected without permit, but the applicant took them down as soon as they were notified of the violation. They are now applying for a variance to reinstall the structures.

Peter DiScuillo, applicant, stated that they have a history of getting water in the rear of the property and the septic is located to the rear of the site. They do not have anywhere else on the property to store outdoor equipment. The applicant's son purchased the hoop structures to be able to work on his car and store their equipment. He did not realize a permit was needed for the structure since it does not have a foundation and can be moved. Mr. Berger questioned other placements for the structure on the property.

No Public Comment in Favor

Public Comment Against:

Diana Kettle, neighboring property owner stated that she believes that the structure does not look good and is concerned with pollution from the work on the cars.

Donna Roberts, friend of the neighboring property owner stated that structures are on Ms. Kettle's property line that was recently surveyed. The structures touched the arborvitaes that were planted by the applicant with permission of Ms. Kettle's late husband on the Kettles' property. Ms. Roberts and Ms. Kettle submitted a GIS map showing the location of the hoop structures.

John Sweat (248 No. Anguilla Rd), stated that when the structure was erected, the applicant was parking on Mr. Sweats shared driveway without consent.

No General Comment

Rebuttal:

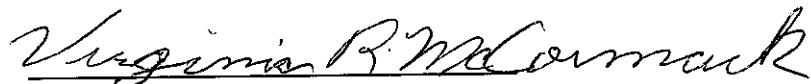
Mr. DiScullo stated that he and Mr. Kettle's had agreed on the placement of the arborvitaes prior to Mr. Kettles death.

The hearing was continued to September 12, 2017.

Minutes:

Mr. Kading moved to accept the minutes as amended, seconded by Mr. Dussault, all in favor 4-0-1, the motion passed.

Mr. Lyman moved to adjourn, seconded by Mr. Dussault, all in favor 5-0, the meeting adjourned at 8:04 p.m.


Virginia McCormack, Secretary