

**ZONING BOARD OF APPEALS
REGULAR MEETING
Final Minutes
September 12, 2017**

Present for the meeting were Virginia McCormack (Acting Chairperson), Raymond Dussault, Jeff Walker, and Mark Mitsko. Zoning Enforcement Officer Candace Palmer was also present.

Seated for the meeting were Virginia McCormack, Mark Mitsko, Raymond Dussault for Bill Lyman, and Jeff Walker for Matt Berger.

Acting Chairperson Virginia McCormack called the meeting to order at 7:00pm.

Public Hearing:

ZBA #17-07 Peter & Julia DiScullo – 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). CONTINUED.

Diana Kettle submitted a survey that she had done on her property which abuts the applicant and was titled Exhibit #3. The commission and the applicant reviewed the survey.

Mr. DiScullo read his prepared statement for the commission, titled Exhibit #4.

Mr. Dussault moved to close the public hearing, seconded by Mr. Walker, all in favor 4-0, motion approved.

Mr. Dussault moved to approve the application, seconded by Mr. Mitsko, the commission discussed the lack of hardship. The vote was taken 0-4, the motion failed.

ZBA #17-08 & CAM David Madasci (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.

Ms. Palmer summarized the application.

Rafael Amaya, project architect, presented the application. The home was damaged in Superstorm Sandy in 2012. The applicant attempted to raise the existing home, but it would not withstand the lift based on its condition after the storm. Mr. Madasci explained that he incurred loss and damage to the home after Irene and Sandy. Mr. Madasci submitted information regarding FEMA guidelines and hurricane loss damage to the home. The applicant has designed the home to conform with VE flood zone standards. Clint Brown, project engineer presented the site plan. The variance to the CJL setback requested is only seven feet at the closest point. The majority of the property is fifty feet from the CJL. Without a variance to this

setback it would be impossible to build on the property. The new home will be connected into city sewer which will eliminate the current on-site septic. The applicant's new home will have a slightly larger footprint but will be going from a two story home to a one story home.

Ms. McCormack closed the public hearing.

Mr. Walker moved to approve the application with the stipulation that the brick wall be removed, seconded by Mr. Mitsko, all in favor 4-0, motion approved.

Discussion: Approval of 2018 Meeting Calendar

Mr. Dussault moved to approve the calendar, seconded by Mr. Walker, all in favor 4-0, motion approved.

Minutes:

Mr. Mitsko moved to approve the minutes of the August 8, 2017, seconded by Mr. Dussault, all in favor 4-0, motion approved.

Mr. Dussault moved to adjourn, seconded by Mr. Mitsko, all in favor 4-0, the meeting adjourned at 7:43pm.


Virginia McCormack, Secretary