

ZONING BOARD OF APPEALS

REGULAR MEETING

Final Minutes

November 14, 2017

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

Present for the meeting were Matthew Berger, Virginia McCormack, Bill Lyman, Jeff Walker, and Mark Mitsko. Zoning Enforcement Officer Candace Palmer was also present.

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

Chairman Matthew Berger called the meeting to order at 7:00 p.m.

New Business:

ZBA #17-10 – William Martuscello (Robert Mercer-Agent) – Seeking a variance from ZR 5.1.1 to reduce front yard setback from 30' to 22'8" and increase floor area ratio from 20% to 22.7%. Property located on 109 Old North Road, Mystic. Assessor's Map 181 Block 3 Lot 5; Zone RM-15.

Accepted and scheduled for public hearing December 12, 2017.

ZBA #17-11 84 Liberty Street, LLC/Salvatore Ritacco – Seeking a variance from ZR 6.6.4.6 density area requirement, to convert a two family into a three-family residence. Property located at 84 Liberty Street, Pawcatuck. Assessor's Map 3 Block 17 Lot 6; Zone RH-10.

Accepted and scheduled for public hearing December 12, 2017.

Public Hearing:

ZBA #17-09 Town of Stonington (Stephen McDonnell/WMC Consulting Engineers-Agent) – Seeking a variance from ZR 3.1.4.1 Buffer Requirement to reduce the non-infringement area in a GBR-130 zone from 100' to 0' for construction of Town bridge over Whitford Brook. Property located on Lantern Hill Road, Stonington. Assessor's Map 143 Block 2 Lot 1; Zone GBR-130.

Ms. Palmer summarized the application and informed the commission that the Inland Wetlands and Watercourses Commission approved the application.

Keegan Elder, WMC Engineers presented the site plan for the replacement bridge. The applicant is proposing stone rip rap to prevent erosion due to the wing walls of the bridge. They have minimized the effect as much as possible, but still are in need of some rip rap in the area to prevent scour. This will allow the bridge to be safe and supported. Mr. Lyman asked about the flow of the brook. The neighbor whose property will be encroached on has given consent and will be compensated. New design requirements have caused the replacement bridge to slightly be on the private property.

No Public Comment

Mr. Berger closed the public hearing.

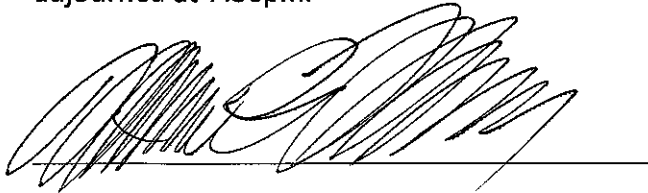
Ms. McCormack moved to approve the application, seconded by Mr. Walker, all in favor 5-0, motion approved.

Minutes:

Ms. McCormack moved to approve the minutes of the September 12, 2017 meeting, seconded by Mr. Mitsko, the vote was taken 3-0-2, motion approved.

Roll Call: Walker – approve, McCormack – approve, Berger – abstain, Lyman – abstain, Mitsko – approve.

Mr. Mitsko moved to adjourn, seconded by Ms. McCormack, all in favor 5-0, the meeting adjourned at 7:30pm.

A handwritten signature in black ink, appearing to read 'Matthew Berger', is written over a horizontal line. The signature is stylized and cursive.

Matthew Berger, Chairman