

**ZONING BOARD OF APPEALS  
REGULAR MEETING**

**Final Minutes**

**June 11, 2019**

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

Present for the meeting were Chairman Bill Lyman, Virginia McCormack, Russ McDonough, James Kading and Raymond Dussault. Zoning Enforcement Officer Candace Palmer was also present. Meeting called to order at 7:00 p.m.

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

New Business:

**ZBA #19-06 Stephanie Lary (Stanley Wong-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard Setback from 30' to 25.2' to construct a two-story addition with porch/balcony. Property located on 27 Quarry Road, Mystic. Assessor's Map 181 Block 3 Lot 10; Zone RM-15.

The application was accepted and scheduled for July 9, 2019.

Discussion:

- a. Pledge of Allegiance.

Mr. McDonough moved to continue without the pledge of allegiance, seconded by Mr. Kading. Mr. Dussault expressed that he feels the pledge should be performed and would like to wait for member Jeff Walker to be present for further discussion. Mr. Kading withdrew his second and Mr. McDonough withdrew the motion. The discussion will be tabled for when there are new members present.

Public Hearing:

**ZBA #19-05 Tesfaye Aklilu (Paul Meehan-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 20' to 8' (Seagull Lane) to construct an attached two car garage. Property located on 1 Seagull Lane, Mystic. Assessor's Map 176 Block 2 Lot 1; Zone RA-20 (RH-10 applies).

Paul Meehan presented the application. The applicant is requesting a variance for construction of a garage. The applicant originally planned to build a two car garage but after discussions with Rufus Allyn of Masons Island Homeowner's Association, they adjusted the plans to a one car garage that will not extend past the current structure. The applicant presented a mock up of the roof line to the commission. Mr. Lyman clarified that because the property is on a paper street the side of the property is a front yard under the regulations though is it is on the side of the home based on the orientation on the lot. Under RH-10 if this was side yard the variance would not be needed. The garage will be 30 feet from the existing street.

Public Comment in Favor:

None.

Public Comment Against:

Charles S. Beebe, resident of 3 Seagull Lane, stated he was against the original plan but is more favorable to this plan. He questioned whether the plan has gone through the Masons Island Architecture Committee. The commission stated the variance would allow the footprint, but the design is not part of the variance process. He stated if the roof line does not extend beyond the house, he is ok with the design.

General Comment:

None.

Rebuttal:

None.

Mr. Lyman closed the public hearing.

Mr. McDonough moved to approve the application with the reduction to 12.7', seconded by Mr. Dussault. Mr. McDonough discussed his concern with the hardship of storage. Mr. Dussault stated it is not about the storage but the hardship of the two front yards due to the paper street. The vote was taken all in favor 5-0, motion approved.

Minutes:

Mr. McDonough moved to approve the minutes of the April 9, 2019 meeting, seconded by Mr. Kading, all in favor 5-0, motion approved.

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

  
Virginia McCormack, Secretary