

ZONING BOARD OF APPEALS
SPECIAL VIRTUAL MEETING
Final Minutes
September 8, 2020

Present for the meeting were James Kading (Acting Chairman), Mark Mitsko, Jeff Walker, Nat Trumbull, and Diana Lurie Boersma. Zoning Enforcement Officer Candace Palmer was also present.

The meeting was called to order at 7:00 p.m.

Seated for the meeting were Mark Mitsko, James Kading, Jeff Walker, Nat Trumbull, and Diana Lurie Boersma (seated for Raymond Dussault).

Commission members and applicants accessed the meeting remotely via Webex by computer or phone.

New Business:

ZBA #20-10 Joan O. Vorster (Peter Gardner-Agent) – Seeking a variance from ZR 5.1.1 to reduce Side Yard setback from 10' to 7'1" and ZR 3.1.4.2 to reduce the non-infringement area from 100' to 45' to construct a first and second floor addition. Property located on 28 Harbor View Terrace, Stonington. Assessor's Map 104 Block 4 Lot 2; Zone RM-20 (RM-15 applies).

The application was accepted and scheduled for public hearing October 13, 2020.

Public Hearings:

ZBA #20-09 Jennifer Middleton – Seeking a variance from ZR 3.1.4.2 to reduce the non-infringement area from 100' to 27' to construct a stone wall with a maximum height of 30" and 9.5' X 17' stone patio. Property located on 978 Stonington Road, Pawcatuck. Assessor's Map 50 Block 5 Lots 2 & 3; Zone RC-120.

Jennifer Middleton presented the application. Ms. Middleton shared a map of their property. They recently had an emergency septic system installed. They previously had a cesspool which caused their yard to be very wet from gray water from the kitchen. Due to regulations near the water, they ended up with a raised portion of their yard to install the septic. They would like to install a fieldstone patio on the raised area. They also own the neighboring lot and are proposing a stone wall to protect the water from roadway debris and accidental falling down the slope. They have planted a good amount of native species and would like to protect the wildlife in the area.

Ms. Boersma asked about the neighbor's opinions. The neighbor across the street who is in view has expressed support of the stone wall. They have not heard from other neighbors. Mr. Walker asked about the height of the stone wall. Ms. Middleton stated no higher than 30". Mr. Trumbull asked about the justification for the patio. Ms. Middleton explained the patio is not regulated by zoning for this type, but she wanted to include with the full plans.

No Public Comment.

Mr. Kading closed the public hearing.

Mr. Mitsko moved to approve the application, seconded by Mr. Walker. The commission discussed their support for the application. The vote was taken all in favor 5-0, motion approved.

ZBA #20-08 Nancy Bourne Chase – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 15% to 22% and reduce Front Yard setback from 30' to 23' to construct a 310 sq. ft. addition. Property located on 13 Richmond Lane, Mystic. Assessor's Map 161 Block 6 Lot 8; Zone RA-20. *Public Hearing rescheduled from August 11, 2020.*

The Applicant was not present. The application was opened and continued to the October 13, 2020 meeting.

Minutes:

Ms. Boersma moved to approve the minutes of the July 14, 2020 meeting, seconded by Mr. Walker, all in favor 5-0, motion approved.

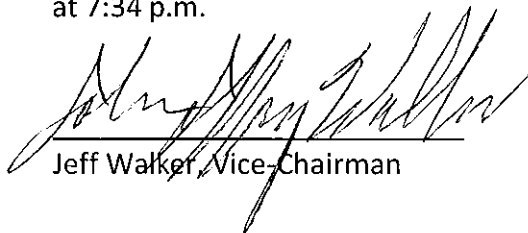
Election of Officers:

Mr. Walker nominated Jim Kading as Chairman, seconded by Mr. Mitsko, Mr. Kading expressed his acceptance of the nomination. The vote was taken all in favor 4-0-1, Mr. Kading abstaining, motion approved.

Mr. Mitsko nominated Jeff Walker as Vice Chairman, seconded by Mr. Trumbull, the vote was taken 4-0-1, Mr. Walker abstaining, motion approved.

Mr. Mitsko nominated Nat Trumbull as Secretary, seconded by Mr. Walker, the vote was taken 5-0, motion approved.

Mr. Walker moved to adjourn, seconded by Mr. Mitsko, all in favor 5-0, the meeting adjourned at 7:34 p.m.



Jeff Walker, Vice Chairman