

**ZONING BOARD OF APPEALS
REGULAR MEETING
Final Minutes
March 8, 2016**

Present for the meeting were Matthew Berger, Virginia McCormack, James Kading, Bill Lyman, Russ McDonough, Alternate Mark Mitsko and Alternate David Rezendes. Zoning Enforcement Officer Candace Palmer was also present.

Chairman Matthew Berger read the call to order at 7:00pm.

Old Business

ZBA #16-04 Virginia Booth and Jessica Pruett – Seeking a variance from ZR 3.1.4.2 to reduce the 100' non-infringement buffer to 34 ft northerly and 22 ft. southerly for construction of a gravel driveway. Property located on Latimer Point Rd. Stonington, CT. Assessor's Map 153 Block 3 Lot 1A; Zone RC-120. **[Scheduled to open on April 12, 2016 at Applicant's request].**

Public Hearing:

Seated for this application were Matthew Berger, Virginia McCormack, James Kading, David Rezendes and Mark Mitsko.

ZBA #16-01 Karen Barthelson - Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 20' to 11' for construction of a deck. Property located at 35 Langworthy Ave., Stonington. Assessor's Map 129 Block 14 Lot 3; Zone RH-10. [Continued from February 9, 2016].

Ms. Palmer gave updates on the application. The board had asked for further information on the variance previously granted. The lot was previously granted a variance to reduce the side yard setback from 10' to 8'8" and increase FAR by 373sf from 33% to 40%. Mr. Berger asked for clarification that the approved variance is indeed larger than the one being requested currently.

Ms. Barthelson summarized her application. She does not anticipate moving forward with the addition approved in 1999 and would like to proceed with building the deck on the front of the home. Mr. Berger asked the applicant whether she would consider vacating the previous variance as a condition of approval. The applicant replied affirmatively.

No Public Comment

Mr. Berger closed the public hearing.

Mr. Berger stated that they would be reducing a previously approved variance and believes that is within the board's jurisdiction.

Mr. Rezendes moved to approve the application with the stipulation that revocation of variance 99-53 is to be filed on the town land records, seconded by Mr. Kading, all in favor 5-0, motion approved.

ZBA #16-05 Marcia Akeson & Saul Mekeis, owners; (Pat Lafayette, applicant) – Seeking a variance from ZR 5.1.1 to reduce the front yard setback from 50' to 18', reduce the rear yard setback from 50' to 34' and reduce the side yard setback from 25' to 19.5', to cover existing entry porches and reconstruction/enlargement of a deck. Property located on 253 River Rd., Pawcatuck. Assessor's Map 7 Block 2 Lot 5; Zone MC-80.

This application will be scheduled for public hearing at the April 12, 2016 meeting.

Minutes:

Ms. McCormack moved to approve the minutes of the February 9, 2016, seconded by Mr. McDonough, the vote was taken 4-0-1. Roll Call: Berger – approve, McCormack – approve, Lyman – abstain, McDonough – approve, Kading – approve.

Ms. McCormack moved to adjourn, seconded by Mr. McDonough, all in favor 5-0, the meeting adjourned 7:17pm.


Virginia McCormack, Secretary