

**ZONING BOARD OF APPEALS
REGULAR MEETING**

Final Minutes

June 14, 2022

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

Present for the meeting were James Kading, Jeff Walker, Mark Mitsko, Diana Lurie Boersma, and James Stanton. Zoning Enforcement Officer Candace Palmer was also present.

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

The meeting was called to order at 7:00 p.m. on June 14, 2022 at the Stonington Police Station.

New Business:

ZBA#22-10 Lorraine Misiorek – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 25% to 31% (increase of 168 sq. ft.) and reduce Side Yard setback from 20' to 5' to construct a shed. Property located on 19 Washington St., Pawcatuck. Assessor's Map 3 Block 23 Lot 6; Zone RH-10.

The application was accepted and scheduled for public hearing July 12, 2022.

Administrative Review:

ZBA #22-09 132 Liberty Street LLC (Owner) Liberty Motorworks, LLC (Applicant) – Location Approval application for change of ownership for an existing automotive dealer and repairer facility per CGS 14-54. Property located on 132 Liberty Street, Pawcatuck. Assessor's Map 15 Block 2 Lot 6; Zone LS-5.

Sal Ritacco, Attorney for the applicant Jonathan Heyanka presented the application. The applicant is a current employee of the business and the current owner plans to move to an employee after the sale of the business. Mr. Heyanka stated he has been working at the business on and off since 2003 and the current owner wishes to retire and it was a good opportunity for him to take over the business. The operations will remain largely the same, just operating under a different name. He plans to make some minor exterior updates to the property. State Statutes and the DMV require the board to approve the change for an automotive business.

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

Public Hearing:

ZBA #22-08 Ann L. Baldelli (Theodore M. Ladwig-Agent) – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 50' to 26.1' to construct a second-floor addition and entry porch. Property located on 72 Farmholme Road, Stonington. Assessor's Map 59 Block 1 Lot 6A; Zone RR-80.

Rescheduled to July 12, 2022.

ZBA #22-07 Christopher Nardone – Seeking a variance from ZR 5.1.1 to increase Gross Floor Area from permitted 2904 sq. ft. to proposed 3018 sq. ft. and reduce Side Yard setback from 10' to 5' to construct a second floor on an existing garage. Property located on 531 Greenhaven Road, Pawcatuck. Assessor's Map 8 Block 1 Lot 27; Zone RA-20.

Christopher Nardone presented the application. They are requesting the variance to deal with storage at their home, they do not have a basement and the crawl space deals with flooding. They also cannot build out to the side due to the septic reserve area. They have received two letters of support from their abutting neighbors. The lot is narrow and there aren't opportunities to expand. The space will just be used for storage, it will not be used as living space. Ms. Palmer reviewed the comments from the staff report that address it cannot be used as living space.

Public Comment: None.

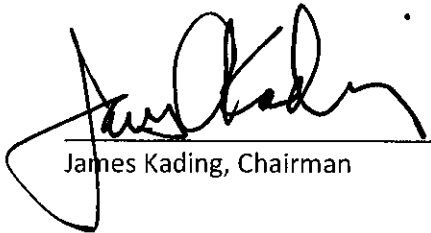
Mr. Kading closed the public hearing.

Mr. Walker moved to approve the application, seconded by Mr. Mitsko, all in favor 5-0. Motion approved.

Minutes:

Mr. Walker moved to approve the minutes of the May 10, 2022 as amended, stating James Stanton was absent. Seconded by Mr. Mitsko, the vote was taken 4-0-1, Mr. Kading abstained. Motion approved.

Ms. Boersma moved to adjourn, seconded by Mr. Walker, all in favor 5-0. The meeting adjourned at 7:22 p.m.


James Kading, Chairman