

**ZONING BOARD OF APPEALS
REGULAR MEETING**

Final Minutes

March 14, 2023

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

Seated: Diana Lurie Boersma (alternate seated for Nat Trumbull), Jeff Walker (Vice-Chairman), Mark Mitsko, James Kading (Chairman), and James Stanton (alternate seated for Raymond Dussault)

The meeting was called to order at 7:12 PM at the Stonington Police Station.

New Business: None

Administrative Review: None

Old Business: None

Public Hearing: 7:12 p.m.

ZBA #22-21 Susan F. Kelly – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from existing 29% to 34%, to enclose an existing 285 sf.ft.. deck. Property located at 34 Roseleah Dr., Mystic. Assessor's Map 175 Block 1 Lot 25; Zone MC-80 (RH-10 applies). **[Scheduled for March 14, 2023 at the Applicants request.] - WITHDRAWN**

ZBA #23-01 Julie Savin – Seeking a variance from ZR 5.1.1 to reduce front yard setback from 30' to 24' to replace an existing 4' x 6' stoop with a 4' x 18' covered stoop. Property located on 7 Shawondassee Drive, Stonington. Assessor's Map 106 Block 1 Lot 18; RR-80/Zone RM-15 applies

Ms. Savin explains that upon removal of siding for a separate project, there were structural issues found within the existing stoop located within the setback. The setbacks and size of lot predate the current zoning restrictions. Ms. Savin would like to replace the 4' x 6' stoop with a 4' x 18' covered stoop, and in the process repair the structural issues that were found. The porch is being extended across the front of the house, it is not extending further towards the road.

Public Comments: None

Mr. Walker made a motion to approve the application, seconded by Ms. Boersma. All in favor, 5-0, motion passed.

ZBA #23-02 Brian Dawson (RICONN-Agent) – Seeking a variance from ZR 5.1.1 to reduce the front yard setback from 30' to 18'. Property located on 63 Trumbull St., Pawcatuck. Assessor's Map 12 Block 14 Lot 29; Zone RA-15.

Patrick O'Donnell, construction agent, explains the hardships of building on this lot. The building has a stone foundation and is built in a 'bowl, surrounded by higher elevations. In addition to a stream, this creates a very wet foundation requiring multiple sump pumps. The best fix would be to build on top of the existing front porch and within the existing footprint. This would not disturb soil, water flow, etc. The abutting owner at 59 Trumbull St P, Candace Miller, has submitted a letter of support to the construction agent. The porch will become enclosed to help support the construction.

Public Comments: None

Mr. Walker made a motion to approve the application, seconded by Mr. Mitsko. All in favor, 5-0.

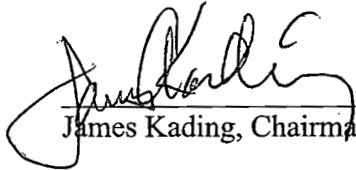
Correspondence: None

Discussion: None

Review of meeting minutes: 1/10/2023.

Mr. Walker made a motion to approve the minutes of 1/10/2023, seconded by Diana. All in favor, 4-0. Mr. Stanton did not vote as he is seated for Mr. Dussault who was not present at the 1/10/2023 meeting.

Mr. Mitsko made a motion to adjourn, seconded by Mr. Walker. The meeting was adjourned at 7:35 PM.



James Kading, Chairman