

**ZONING BOARD OF APPEALS
REGULAR MEETING**

Final Minutes

May 9, 2023

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

Seated: Jeff Walker, Mark Mitsko, Diana Lurie Boersma (alternate seated for Ray Dussault), Anthony Caporale (alternate seated for Nat Trumbull), and James Stanton (alternate seated for James Kading). Candace Palmer, ZEO, was also present.

The meeting was called to order at 7:05 PM at the Stonington Police Station.

Administrative Review: None

Old Business: None

New Business:

ZBA #23-05 Brian Wood - Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 30' to 11.8', South Side Yard setback from 10' to 3.5', and North Side Yard setback from 10' to 4' to construct a single-family residence, detached garage, gravel driveway, and associated improvements. Property located on the corner of Pawcatuck Avenue and Buckingham Street. Assessor's Map 13 Block 10 Lot 8; Zone RA-15.

Public Hearing: 7:06 PM

ZBA #23-03 Michael Graves - Seeking a variance from ZR 5.1.1 to reduce Side Yard setback from 25' to 11' to construct a 240 sq. ft. addition. Property located on 248 Lantern Hill Road, Mystic. Assessor's Map 144 Block 1 Lot 6; Zone RR-80.

Per Mr. Graves, the house is located 11 feet from the property line and will remain at this distance. Ms. Palmer read the lot history from the staff report. This project was approved by the Wetlands Commission in December of 2022.

Patricia Delapp, 252 Lantern Hill Rd, spoke in favor of this application.

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

ZBA #23-04 Manly & Sharon Church - Seeking a variance from ZR 5.1.1 to reduce Side Yard setback from 75' to 25' to construct a 44'4" x 26'11" detached garage structure. Property located on 69 Wamphassuc Road, Stonington. Assessor's Map 126 Block 4 Lot 3; Zone RC-120.

Per Mr. Church, the original variance was approved on 6/8/2021. The change in location is due to the placement of the well. This is the same application; however, the garage is not detached from the home instead of attached.

The 6% buildability that this lot carries, because of its shape, creates a hardship for Mr. Church.

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

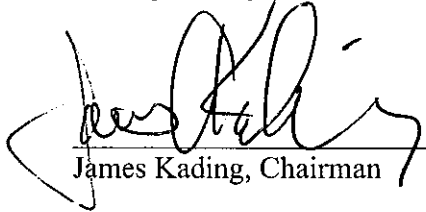
Correspondence: None

Discussion: None

Review of meeting minutes: 3/14/2023

The start time for the 3/14/2023 meeting shall be corrected to 7:12, motioned by Ms. Boersma and seconded by Mr. Mitsko. All in favor, 5-0.

Mr. Mitsko made a motion to adjourn the meeting, seconded by Ms. Boersma. All in favor, 5-0. The meeting was adjourned at 7:22 PM.



James Kading, Chairman