

**ZONING BOARD OF APPEALS  
REGULAR MEETING**

**Final Minutes**

**July 11, 2023**

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

The meeting was called to order at 7:00 PM.

Seated for the meeting were Mark Mitsko, James Kading, Nat Trumbull, Raymond Dussault, and Jeff Walker. Alternate James Stanton and ZEO, Candace Palmer, were also present.

Administrative Review: None

New Business: None

Old Business: None

Public Hearing: 7:01 PM

**a. 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 6.5', and North Side Yard setback from 10' to 6' 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. **Continued from June 13th, 2023**

Mr. Wood discussed his reasoning for seeking a variance, as well as the hardship due to the shape of the lot. The home will be a two-story colonial with a detached garage. No letters were returned from neighbors. Per Mr. Wood, one neighbor will be in touch in the near future regarding the potential sale of a piece of his lot to Mr. Wood.

Comments in Favor:

Sharon Ficarra, 73 Pawcatuck Ave, states her support for this application.

Comments Against:

Nicole Menzano, 21 Buckingham St, opposed the requested variances. Ms. Menzano discussed the effect on the wetlands. The Commission commented that Wetland approvals have already been granted.

General Comment:

Ben Tamsky, 5 Edgemont St, made two comments: 1. It was not long ago that this Board did not grant variances for garages and, 2. The garage is very large.

Rebuttal:

The applicant stated he can be flexible with the size of the garage, including windows, planting trees, etc.

The Commission discussed including a window and tree stipulation.

The Public Hearing was closed at 7:29 PM.

Mr. Mitsko made a motion to approve the application, with the discussed stipulation that two windows are to be installed on either side of the garage, as well as evergreens to be planted. This was seconded by Mr. Walker; the vote was taken as 4-1 in favor. Roll Call: Mitsko - Approve, Kading - Approve, Dussault - Approve, Walker - Approve, Trumbull - Deny.

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**b. ZBA #23-06 Geraldine Myers** - Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 20' to 17'6" to construct a covered porch. Property located on 24 Joy Ave., Stonington. Assessor's Map 127 Block 8 Lot 9; Zone RM-20 (RH-10 applies).

Mrs. Myers discussed her reasoning for seeking this variance. It is not safe to enter or exit the property when conditions are poor such as ice, snow, etc. The Commission discussed the relevant hardship of the home preexisting zoning. This project would not extend closer to the road than what is currently there.

No Comments in Favor, Against, or General Comments

This Public Hearing closed at 7:46 PM.

Mr. Dussault made a motion to approve the application, seconded by Mr. Mitsko, all were in favor, 5-0.

Review of Meeting Minutes: 6/13/23

Mr. Mitsko made a motion to approve the minutes of 6/13/23 as written, seconded by Mr. Walker, all were in favor, 5-0.

Mr. Dussault made a motion to adjourn the meeting, seconded by Mr. Mitsko, all were in favor, 5-0. The meeting was adjourned at 7:48 PM.



James Kading, Chairman