

**ZONING BOARD OF APPEALS  
REGULAR MEETING  
FINAL MINUTES  
January 14, 2014**

Jack Guyol called the meeting to order at 7:06 p.m. Members in attendance were Matthew Berger, Virginia McCormack, Lynn Conway, Jack Guyol, Frederick Deichmann and Zoning Enforcement Officer Candace Palmer. Mr. Deichmann moved to nominate Jack Guyol as Acting Chairman for tonight's meeting. Mr. Berger seconded the motion. All in favor 4-0.

Ms. Conway read the call for the public hearing.

**Public Hearing:**

**ZBA #13-17 Brian & Blakeley Maggi** – Seeking a variance from ZR 5.1.1 bulk requirements to increase the FAR from 0.04 to 0.189; reduce the front yard setback from 75 ft. to 36.1 ft.; reduce the rear yard setback from 100 ft. to 28.8 ft. and the side yard setback from 75 ft to 25.3 ft. for construction of an addition to existing residence. Property located at 16 Riverside Dr., Pawcatuck. Assessor's Map 10 Block 8 Lot 25 Zone RC-120.

Mr. Berger stated he represented the seller of this property to the applicant and offered to recues himself if the applicant preferred. The applicant stated they had no issue with Mr. Berger being on tonight's Board. Ms. Palmer summarized the application including lot history and special situations surrounding this property based on high ground water. She also read letters in favor of this application. The application was submitted as Exhibit #1.

The applicants gave a comprehensive presentation and submitted the following exhibits:

- Exhibit #2 - A letter in favor of the application from the residents at 6 Riverside Dr.
- Exhibit #3 - Applicant's printed presentation

Speaking in Favor: None

Speaking in Opposition: None

General Comments: None

The public hearing was closed. Mr. Deichmann moved to approve the application. Ms. Conway seconded. All in favor 5-0. Mr. Berger stated the reasons for approval were 1) to reduce existing non-conformity and 2) the variance will be consistent with other properties in the neighborhood.

**ZBA #13-18 Susan Moffett** – Seeking a variance from ZR 5.1.1 to increase the FAR from 15% to 19% and to reduce the rear yard setback from 40' to 30.8' for an addition. Property located at 6 Plover Lane, Mystic. Assessor's Map 176 Block 2 Lot 5 Zone RA-20. **Rescheduled to 2/11/2014**

**Review of meeting minutes:** Mr. Berger moved to accept the minutes of the 12/10/13 meeting. Mr. Deichmann seconded. All in favor 4-0. Mr. Deichmann abstained since he was not present at that meeting.

**Adjournment:** Mr. Deichmann motioned to adjourn the meeting. Ms. Conway seconded the motion. All in favor 5-0. The meeting adjourned at 7:44 p.m.

  
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Lynn Conway, Secretary