



TOWN OF STONINGTON
Zoning Board of Appeals
Stonington Police Station Meeting Room
173 South Broad Street
Pawcatuck, Connecticut 06379

FINAL

Meeting Minutes - December 11, 2007

Present and seated for this meeting were David Rezendes, John Prue, Jack Guyol and David Rathbun, presiding. Zoning Official Joseph Larkin was also in attendance.

Chairman Rathbun called the meeting to order at 7:00 p.m. and read the following:

"It takes four votes of this five-member Board to grant a variance. In order for a variance to be granted, the applicant must prove a hardship. After the conclusion of tonight's public hearing, this Board has 65 days to render a decision. Any decision made by the Board can be appealed to Superior Court within 15 days of the effective date. First we will hear from our Zoning Enforcement Officer, and then we will listen to the applicant and all those in favor of the application, followed by those in opposition. Then if anyone has general comments they will be heard. The applicant has the right for rebuttal. However, if any new points are raised during the rebuttal, the public has the right to respond." Acting Secretary David Rezendes announced that the Notice of this Public Hearing had been published in the New London Day and the Westerly Sun on Friday, November 30, 2007 and Friday, December 7, 2007.

ZBA #07-28 Charles Snurkowski – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 30' to 23' for the construction of a deck to an existing single-family residence on property located at 29 Wolcott Avenue, Stonington, CT. Assessor's Map 127, Block 8, Lot 5, Zone RM-20.

Mr. Larkin presented staff comments, and recommended that if the Board granted the variance, the surveyor should correct the Improvement Location Survey to reflect the merger of the abutting lots.

Applicant Charles Snurkowski presented the application.

No one else spoke in favor, in opposition, or with general comments.

Mr. Prue moved to approve the variance with the stipulation that the Improvement Location Survey be corrected to show the three lots combined to a single lot and Mr. Guyol seconded. After discussion, the motion carried unanimously.

ZBA #07-29 Bennett Lord (Robert Mercer) – Seeking a variance of ZR 5.1.1 to reduce the rear yard setback from 40' to 32' to replace existing single family residence on property located at 26 Chippechaug Trail, Mystic, CT. Assessor's Map 177, Block 7, Lot 4, Zone RA-20.

Applicant Bennett Lord asked to have his application heard and decided with the present Board.

Mr. Larkin presented staff comments.

Architect Robert Mercer presented the application.

No one else spoke in favor, in opposition, or with general comments.

Mr. Rezendes moved to approve and Mr. Guyol seconded. After discussion, the motion carried unanimously.

2008 Calendar Acceptance:

Mr. Prue moved to approve the 2008 ZBA calendar and Mr. Rezendes seconded. Motion carried unanimously.

Election of Officers:

Mr. Prue nominated David Rathbun as Chairman, Fred Deichmann as Vice-Chairman and Neil Canavan as Secretary and Mr. Rezendes seconded. Motion carried unanimously.

New Business:

ZBA #07-30 Georgia Jenkins (Peter Gardner)

ZBA #07-31 Raymond Quinlan, Sherry Quinlan & Lydia Teixeira (Theodore Ladwig)

ZBA #07-32 David & Robin Giroux (Kristen Main)

Mr. Rezendes moved to accept these applications and schedule them for Public Hearing on January 8, 2008. Mr. Prue seconded the motion and the Board voted unanimously to approve.

Review of Outstanding Minutes: *Mr. Rezendes moved to approve the minutes of the November 13, 2007 meeting and Mr. Prue seconded. Motion carried 3-0-1 with Mr. Rathbun abstaining because he was absent that evening.*

Adjournment: *Mr. Prue moved to adjourn and Mr. Rezendes seconded. Motion carried unanimously. The meeting adjourned at 7:35 p.m.*

David Rezendes, Acting Secretary