



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

MEETING MINUTES
JUNE 10, 2008

FINAL

Present for this meeting were Board members David Rathbun, David Rezendes, and John Prue; Alternates Ben Tamsky and Jack Guyol. 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, May 30, 2008 and June 6, 2008.

ZBA #08-08 Joseph & Sharon Vargas – Seeking a variance of ZR 5.1.1 to reduce the side yard setback from 75' to 71' due to an error made while constructing the single family residence on property located at 17 Flanders Road, Stonington, CT. Assessor’s Map 105, Block 3, Lot 14A, Zone RC-120.

Mr. Larkin presented staff comments.

Applicant Joseph Vargas presented his application.

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

Mr. Prue moved to approve the application as submitted and Mr. Rezendes seconded. Motion carried unanimously.

ZBA #08-09 Richard & Marjorie Vanderslice – Seeking a variance of ZR 5.1.1 to reduce the rear yard setback from 100' to 53' for construction of an addition to a single family residence on property located at 332 Taugwonk Road, Stonington, CT. Assessor’s Map 69, Block 1, Lot 4, Zone GBR-130.

Mr. Larkin presented staff comments.

Applicant Richard Vanderslice presented his application.

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

Mr. Rezendes moved to approve the variance as presented and Mr. Guyol seconded. Motion carried unanimously.

ZBA #08-10 Amanda Lindberg (Tonya Morgan) – This Public Hearing was rescheduled for July 8, 2008.

ZBA #08-11 James & Sandra-Chen Davis (Michael Scarpa) – Seeking a variance of ZR 3.1.4.2 to reduce the non-infringement area from 100' to 50' for installation of a 6" drainage outlet and ZR 5.1.1 to reduce the side yard setback from 75' to 28' for installation of a whole house generator on property located at 220 Wamphassuc Road, Stonington, CT. Assessor’s Map 127, Block 16, Lot 1, Zone RC-120.

Chairman Rathbun recused himself. Mr. Prue presided as acting Chairman for this application.

Mr. Larkin presented staff comments.

General Contractor Michael Scarpa presented the application. He opted to have the four members seated to vote on it.

No one else spoke in favor.

Lynn Young of 164 Wamphassuc Point Road and Marsha Porter of Wamphassuc Point, Stonington spoke in opposition.

No one spoke with general comments.

Mr. Scarpa spoke briefly in rebuttal.

Mr. Tamsky moved to deny the variance for the side yard setback with no hardship proven and Mr. Rezendes seconded. Motion carried unanimously.

Mr. Rezendes moved to deny the request to reduce the non-infringement area with no hardship proven and Mr. Guyol seconded. Motion carried unanimously.

ZBA #08-12 Antonio Mastroianni (Peter Springsteel) – Seeking a variance of ZR 3.1.4.2 to reduce the non-infringement area from 100' to 0' for additions to existing dwelling and ZR 5.1.1 to reduce the front yard setback from 30' to 18' for new steps at existing deck on property located at 36 Meadowbrook Lane, Mystic, CT. Assessor's Map 161, Block 6, Lot 1, Zones RA-20 & RC-120. **CAM REVIEW REQUIRED.**

Mr. Larkin presented staff comments.

Architect Peter Springsteel presented the application.

No one else spoke in favor of the application or in opposition to it.

Lynn Young of 164 Wamphassuc Road spoke with general comments.

Mr. Guyol moved to deny the request since no hardship was proven and Mr. Prue seconded. Motion carried unanimously.

Review of Outstanding Minutes:

Mr. Prue asked that the minutes of the April 8, 2008 meeting be amended to state Mr. Rathbun recused himself shortly after Ms. Holt began her presentation.

Mr. Prue moved to approve the amended minutes of the April 8, 2008 meeting as amended and Mr. Tamsky seconded. Motion carried unanimously.

Mr. Tamsky moved to approve the minutes of the May 13, 2008 meeting and Mr. Rezendes seconded. The motion carried 4-0 -1 with Mr. Prue abstaining.

Adjournment:

Mr. Tamsky moved to adjourn and Mr. Prue seconded. Motion carried unanimously.

David Rezendes, Acting Secretary