



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

MEETING MINUTES
October 14, 2008

FINAL

In attendance: Board members Neil Canavan, John Prue, David Rezendes, Jack Guyol, and David Rathbun, presiding, as well as alternates Lynn Conway and Ben Tamsky and Zoning Official Joseph Larkin.

The Board voted to go into Executive Session at 6:40 pm to discuss pending litigation with Town Attorney Thomas Londregan. Mr. Larkin left the room. At 7:10 pm the Board voted to come out of Executive Session. Mr. Larkin returned and Attorney Londregan departed.

Chairman Rathbun called the regular meeting to order at 7:15 p.m. He announced the rules of order that the Board would follow to conduct the hearings, and read the definition of Hardship into the record.

Mr. Canavan announced that Notice of this Public Hearing was published in the New London Day and Westerly Sun on October 3, 2008 and October 10, 2008.

ZBA #08-13 Michael & Sharon Scarpa (Peter Springsteel) – Seeking a variance of ZR5.1.1 to reduce front yard setback from 40' to 31' and ZR 3.1.4.2 to reduce the 100' non-infringement area to align with the existing structure to allow construction of a portico and second floor addition to an existing residence located at 56 Hewitt Rd., Mystic, CT. Assessor's Map 152 Block 2 Lot 21, Zone RC-120.

Mr. Larkin read his staff report into the record.
Peter Springsteel presented the application and answered questions from the Board.
No one spoke in opposition to the application. There were no general comments.
The hearing on this item was closed.

*Mr. Prue moved to approve the application as presented and Mr. Guyol seconded.
After deliberations, the motion carried unanimously.*

ZBA #08-14 Sarah Saunders - Seeking a variance of ZR 5.1.1 to reduce rear yard setback from 40' to 28' to allow a 13' x 18' deck on property located at 51 Parkwood Dr., Pawcatuck, CT. Assessor's Map 13 Block 1 Lot 31, Zone RM-15.

Mr. Larkin read his staff report into the record.
Sarah Saunders presented the application and answered questions from the Board.
No one spoke in opposition to the application. There were no general comments.
The hearing on this item was closed.

*Mr. Canavan moved to approve the application and Mr. Rezendes seconded for discussion purposes.
After deliberations, the motion carried by a vote of 4-1 with Mr. Rezendes voting to deny.*

ZBA #08-15 Antonio Mastroianni (Peter Springsteel) – Seeking a variance from ZR 5.1.1 to reduce the front yard setback from 30’ to 20’ and ZR 3.1.4.2 to reduce the 100’ non-infringement area to align with the existing structure for construction of a one-story addition over an existing garage on property located at 36 Meadowbrook Lane, Mystic, CT. Map 161 Block 6 Lot 1, Zone RC120/RA20.

Mr. Larkin read his staff report into the record.

Peter Springsteel presented the application and answered questions from the Board.

No one spoke in opposition to the application. There were no general comments.

The hearing on this item was closed.

Mr. Rezendes moved to approve the application and Mr. Prue seconded.

After deliberations, the motion carried unanimously.

Old Business:

The annual election of Board officers is typically held in September of each year. Since the September meeting was canceled this year, this election was held in October. The Board unanimously voted for the following slate of officers for the upcoming year:

Chairman – David Rathbun

Vice- Chairman – David Rezendes

Secretary - Neil Canavan

New Business:

New applications AAP #08-16 and ZBA #08-17 were accepted and scheduled of public hearing on November 12, 2008.

Discussion of ZBA by-laws: After some discussion, the Board members agreed more review is required before reaching a decision on adoption of new ZBA by-laws. No action was taken.

Approval of Minutes:

Approval of meeting minutes for June 10, 2008, July 8, 2008, and August 12, 2008 was deferred.

Adjournment:

Mr. Prue moved to adjourn the meeting at 8:50 p.m., seconded by Mr. Rezendes.

The motion carried unanimously.

Neil Canavan, Secretary