

TOWN OF STONINGTON
Zoning Board of Appeals
Stonington Police Station Meeting Room
173 South Broad Street, Pawcatuck, CT 06379
MEETING MINUTES
March 10, 2009

FINAL

In attendance were members John Prue, Jack Guyol, Neil Canavan, Ben Tamsky and David Rathbun, presiding. Staff liaison Candace Palmer, CZEO/WEO was also in attendance.

Chairman Rathbun called the meeting to order at 7:00 P.M., read the rules of order and definition of hardship. Mr. Canavan read the publication dates of the legal notices for this meeting and then read the call for the first public hearing.

ZBA #09-02 – Keith Bridgham (Andrew Drakos) – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 30' to 14' for the construction of an enclosed front porch. Property located at 19 Coburn Ave., Mystic, CT. Assessor's Map 161, Block 20, Lot 12, Zone RA-20.

Keith Bridgham spoke on behalf of the project to remove an old porch and construct a new entranceway. The Board asked for clarification about the exact setback reduction that was being requested. Mr. Bridgham stated that his builder had requested a porch of eight feet in depth but that he would only require a six feet deep porch thereby only needing a front yard setback of 16'.

Mr. Tamsky moved to approve the variance with the setback being limited to 16' and Mr. Prue seconded. After discussion, the motion was unanimously approved.

ZBA #09-03 Reynolds & Nancy Thompson – Seeking a variance from ZR 5.1.1 to reduce the required side yard setback from 10' to 2.5 feet, and from ZR 7.7.8.2.1 Residential Construction to permit substantial improvement to a residential structure having the lowest floor 0.3 ft above base flood elevation. Property located at 3 Allyn's Alley, Mystic, CT. Assessor's Map 177, Block 7, Lot 8, Zone RA-20.

Michael Scanlon, engineer, described the two new planned additions to an existing house with a new roof and different pitch. He presented pictures of the surrounding houses in the neighborhood. Mr. Rathbun asked if there was a possibility of doing demolition and did not want to see a tear down occur. Relief was being sought so that they did not have to remove the house from its foundation and build up the foundation to comply with the base flood elevation. Mr. Prue asked about the pitch of the roof.

Ann Harvey's mother resides at 8 Old South Road and voiced concerns about the floodplain. She asked if there were architectural designs. As there were no designs submitted, she opposed approving the project.

Mr. Scanlon stated that the project would be subject to review by the Mason's Island Design Review Committee.

Mr. Prue moved to approve the variance for discussion purposes and Mr. Canavan seconded. Mr. Rathbun wanted to study the flood regulations. Prue withdrew his motion.

Mr. Tamsky moved to table the deliberations on this application and Mr. Prue seconded. This motion was unanimously approved.

New Business:

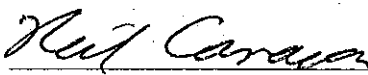
ZBA #09-04 Lewis & Linda Lorinsky (Charles Tabor) – Seeking a variance from ZR 5.1.1 to reduce the rear yard setback from 50' to 31' and increase the Floor Area Ratio (FAR) from .10 to .107 for construction of a sunroom on an existing deck. Property located at 12 Meadowlark Lane, Stonington, CT Assessor's Map 106, Block 5, Lot 2, Zone RR-80.

Mr. Prue moved to schedule this application for public hearing on April 14, 2009 and Mr. Guyol seconded. The motion was unanimously approved.

Review of Outstanding Minutes:

Mr. Tamsky moved to approve the minutes of February 10, 2009 and Mr. Prue seconded. These minutes were unanimously approved.

Chairman Rathbun adjourned the meeting at 8:24 P.M.


 Neil Canavan, Secretary