



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

MEETING MINUTES

January 12, 2010

Final

In attendance were members John Prue, Lynn Conway, Neil Canavan, Jack Guyol, David Rezendes and David Rathbun, presiding. Zoning Official Joseph Larkin was also present.

Chairman Rathbun called the meeting to order at 7:00 P.M., announced the rules of order and defined hardship.

Secretary Canavan read the call of the meeting and the items on the agenda.

ZBA #09-21 George & Joyce Overton - Seeking variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 75' to 1' and ZR 3.1.4.2 buffer requirements to reduce required buffer in non-infringement area from 100' to 50' for replacement of garage & small addition to a single family residence. Property located at 60 Masons Island Rd., Mystic. Assessor's Map 160 Block 6 Lot 10. Zone RC-120

The Overtons explained the two variances being requested for this corner lot. They would like to tear down the existing garage and replace it with a connecting breezeway and larger garage near the edge of the paper street (Ocean Drive) owned by the YMCA.

Edward Sullivan expressed concern about the size of the addition and lack of dimensions on the plans submitted. He also noted that there have been several accidents in this vicinity.

Board members questioned the exact dimensions to the road and square footage of the proposed structures. They were satisfied that the measurements were specified by the owners on the new plans submitted.

Mr. Rezendes moved to approve and Mr. Canavan seconded. After deliberations, the motion was approved 5-0.

ZBA #09-24 Michael Shortman – seeking a variance from ZR 5.2.1 bulk requirements to reduce the front yard setback from 40' to 15'. Property located at 152, 154 & 156 So. Broad St., Pawcatuck. Assessor's Map 25 Block 1 Lot 16. Zone GC-60.

Mr. Larkin read his report and stated that the A-2 survey requirement had been waived by PZC.

Michael Shortman presented his application and answered questions from the Board.

No else spoke in favor, in opposition, or with general comments. This hearing was closed.

Mr. Prue moved to deny and Mr. Canavan seconded. After deliberations, the Board voted 5-0 to deny the application for lack of hardship.

ZBA #09-25 Priscilla Bollard Wilder – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 32' to 26'. Property located at 11 Quarry Path, Stonington. Assessor's Map 129 Block 8 Lot 4. Zone RM-20.

Mr. Larkin read his staff report.

Ms. Wilder presented her application and answered questions from the Board.

No else spoke in favor, in opposition, or with general comments. This hearing was closed.

Mr. Rezendes moved to approve and Mr. Canavan seconded. After deliberations, Rezendes, Canavan, and Rathbun voted to approve. Prue and Conway felt there was insufficient hardship and voted to deny. The Variance Request did not get the 4 votes needed to be granted.

AAP #09-26 Orchard Hill Beach Dr. Association (Robert O'Shaughnessy) - Request ZBA revoke the Zoning Enforcement Officer's issuance of Zoning Permit #09-207 ZON to John & Elizabeth Vichi. Property located at 2 Orchard Hill Dr., Masons Island, Mystic. Assessor's Map 175 Block 4 Lot 9. Zone RM-15.

Mr. Larkin read his staff report.

Selinn Nemser spoke on behalf of the applicant and explained the Association's position.

Attorney George Kanabis presented testimony and evidence to support the ZEO's decision to issue the subject permit.

Legal questions arose and the Board voted to continue the hearing on this application until the February 9, 2010 meeting so that the Town Attorney could be present to address these issues.

ZBA #09-28 Amy E. Graham – Seeking a variance from ZR 5.1.1 to reduce the rear yard setback from 40' to 30' to replace an enclosed porch with an additional living space. Property located at 3 Robin St., Pawcatuck. Assessor's Map 36 block 6 Lot 9. Zone RA-20

Mr. Larkin read his staff report.

Attorney Mark Keppler presented the application and answered questions from the Board.

No else spoke in favor, in opposition, or with general comments. This hearing was closed.

Mr. Rezendes moved to approve and Mr. Canavan seconded. After deliberations, the Board unanimously voted to grant the variance.

The minutes of the December 8, 2009 meeting were unanimously approved.

This meeting adjourned at 9:38 P.M.



Neil Canavan, Secretary