

TOWN OF STONINGTON
Zoning Board of Appeals
REGULAR MEETING
April 12, 2011

FINAL

Chairman David Rathbun called the meeting to order at 7:10 p.m. In attendance and seated were Jack Guyol, Matthew Berger, and Neil Canavan. Also present was Zoning Enforcement Officer Joseph Larkin. Absent were Lynn Conway, David Rezendes and Frederick Deichmann.

Public Hearings:

ZBA #11-01 Joseph Burdick Sr. (continued) – Seeking a variance from ZR 5.1.1 to reduce front yard setback from 50' to 45' and reduce side yard setback from 25' to 10' for construction of an addition. Property located at 86 Barnes Rd., Stonington. Assessor's Map 73 Block 2 Lot 3. Zone RR-80

ZEO Larkin reviewed his checklist.

Public Comment For: None

Public Comment Against: Attorney Matthew Kinell of Waller, Smith, & Palmer, spoke on behalf of the abutting neighbors. He thought the Board was not clear about the location of the wetlands and that the owners were just not willing to relocate the septic. He argued the addition was almost a new structure and too close to the neighbor's property line. The application seeks to expand a non-conforming structure. The attorney submitted photographs as evidence.

Rebuttal: Mr. Burdick claimed that they appeased the neighbors by not including windows on the neighbor's side of the addition. He will also be putting in a new well.

Chairman Rathbun closed the public hearing at 7:33 P.M.

Old Business: None

New Business:

ZBA #11-05 Frank E. Lionelli (Merrill Lynch) – Seeking a variance to ZR 7.12.7.3 to permit a 6' x 4' monument sign on existing lot. Property located at 38 East Main St., Mystic, CT. Assessor's Map 174 Block 18 Lot 13. Zone LS-5.

The public hearing was scheduled for the May 10th meeting.

ZBA #11-06 Tyler James Allen & Lydia Teixeira – Seeking a variance to apply ZR 2.9 to allow the combining of lots 16 & 17 into a single lot to permit construction of a single family residence. Property located at the corner of Greenhaven Rd and Elizabeth Ave., Pawcatuck. Assessor's Map 10 Block 7 Lots 16 & 17. Zone RC-120

The public hearing was scheduled for the May 10th meeting.

Deliberations & Decisions:

ZBA #11-01 Joseph Burdick, Sr.

Mr. Guyol made the motion to approve the application. Mr. Berger seconded.

Deliberations: Mr. Berger did not see the house size as an adequate hardship. The motion was unanimously approved, 4-0.

Reason for approval - Reduces existing non conformity.

Review of Meeting Minutes:

12/14/2010; 1/4/2011; 2/8/2011 & 3/8/2011. Mr. Canavan made the motion to approve the minutes. Mr. Guyol seconded. The motion was unanimously approved, 4-0.

Public Comment: Ben Tamsky spoke about the Board of Finance meeting scheduled for Wednesday, April 13, 2011. He urged the Board to attend and speak on the proposal to reduce the ZEO's position to halftime.

Adjournment:

Mr. Berger made the motion to adjourn. Mr. Canavan seconded the motion. Chairman Rathbun adjourned the meeting at 7:48 P.M.



Neil Canavan, Secretary