

**Zoning Board of Appeals
Special Meeting
Final Minutes
October 8, 2013**

Acting Chairman David Rezendes called the meeting to order at 6:45 p.m. Members in attendance were David Rezendes, Matthew Berger, Lynn Conway, Jack Guyol and Zoning Official Candace Palmer.

Executive Session: Pursuant to Section 1-200(6) (B) of the Connecticut General Statutes, the Stonington Zoning Board of Appeals will meet in executive session with the Town Attorney, special counsel Kevin Tighe and Keith A. Brynes, Town Planner, to discuss pending litigation and strategy and negotiations with respect to pending litigation, namely:

- Carol Holt vs. Town of Stonington, case pending 2nd Circuit Court of Appeals;
- Carol Holt vs. Town of Stonington, Joe Larkin (official capacity) and Joe Larkin (individual capacity), case pending in U.S. District Court for Connecticut;
- Carol Holt vs. Town of Stonington, administrative appeal pending in Connecticut Superior Court;
- Carol Holt and Thomas Wyper vs. Town of Stonington Zoning Board of Appeals, administrative appeal pending in Connecticut Superior Court.

Executive session ended at 7:10 p.m.

Lynn Conway read the call for the public hearing at 7:10 p.m. and stated all applications were advertised in the newspaper.

PUBLIC HEARINGS:

ZBA #13-05 Julie Olson & Neil Orkney – Seeking a variance from ZR 3.1.4.2 buffer requirements in an RC-120 zone to waive the 100' non-infringement area requirement to allow for the creation of a stone wall to prevent or diminish erosion of the land caused by boat wakes. Property located at 159-161 River Rd., Pawcatuck. Assessor's Map 6 Block 4 Lot 20. Zone RR-80 & RC-120.

Attorney Ted Ladwig asked to withdraw this application. He stated the applicants want to refile promptly and present their application to a five member board.

Mr. Berger moved to accept the withdrawal. Ms. Conway seconded. All in favor 4-0.

ZBA #13-11 Stuart & Tiffany Thompson – Seeking a variance from ZR 5.1.1 to reduce the rear/front yard setback from 50' to 10' for detached garage. Property located at 121 Tipping Rock Rd., Stonington. Assessor's Map 79 Block 3 Lot 8. Zone RR-80.

Ms. Conway recused herself from this application. Mr. Berger moved to continue the application to the November 12, 2013 meeting. Mr. Rezendes seconded. All in favor 3-0-1.

ZBA #13-12 Carl Fusaro – Seeking a variance from ZR 5.1.1 bulk requirements to reduce minimum lot size from 15,000 s.f. to 6,534 s.f. (RH-10 bulk requirements) for construction of a single family residence. Property located at 1 Orchard Hill Dr., Stonington. Assessor's Map 175 Block 3 Lot 7. Zone RM-15.

The public hearing for this application was rescheduled to November 12, 2013.

New Business:

ZBA #13-13 Normand & Sharon Boulanger (Mercer & Bertsche, Agents) - Seeking variances from ZR 7.7.8.2.1 Residential Constructions, & ZR 7.7.8.2.3 Elevated Buildings, to allow for exceptions to FEMA construction requirements for substantial improvement to an historic structure. Properties located at 10 Willow St. & adjacent vacant parcel, Mystic. Assessor's Map 173 Block 12 Lots 5 & 5A. Zone RH-10.

ZBA #13-14 Brendan Casey - Seeking a variance from ZR 5.1.1 to reduce the front yard setback from 30' to 8' for construction of a front porch on a SFR. Property located at 18 Golden Rd., Mystic. Assessor's Map 162 Block 5 Lot 3. Zone RA-20 (RA-15 bulk applies).

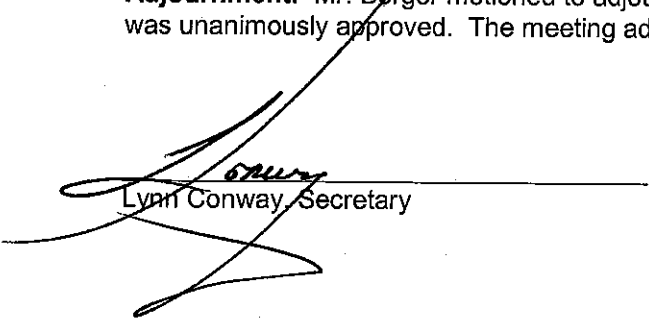
ZBA #13-15 Robynne Madison & John Miceli – Seeking variances from ZR 5.1.1. To reduce the front yard setback from 75' to 30', reduce the northerly side yard setback from 75' to 30', and reduce the 100' non-infringement area to 75' to construct an addition to a SFR and a detached garage. Property located at 105 Lantern Hill Rd., Mystic. Assessor's Map168 Block 1 Lot 1 Zone GBR-130.

Mr. Berger moved to accept the new applications. Mr. Guyol seconded. All in favor 4-0. The public hearings are scheduled for November 12, 2013.

Review of meeting minutes:

Mr. Berger moved to accept the 9/10/13 minutes. Ms. Conway seconded. All in favor 4-0.

Adjournment: Mr. Berger motioned to adjourn the meeting. Ms Conway seconded the motion and it was unanimously approved. The meeting adjourned at 7:22 p.m.



Lynn Conway, Secretary