

**ZONING BOARD OF APPEALS  
REGULAR MEETING  
FINAL MINUTES  
December 10, 2013**

Acting Chairman David Rezendes called the meeting to order at 7:06 p.m. Members in attendance were David Rezendes, Matthew Berger, Virginia McCormack, Lynn Conway, Jack Guyol and Zoning Enforcement Officer Candace Palmer.

Ms. Conway read the call for the public hearing.

**Public Hearings:**

**ZBA #13-16 Seaport RV Resort, LLC** – Seeking a variance from ZR 3.1.4.1 buffer requirements in a GBR-130 zone to reduce the 100' non-infringement area from 100' to 0' to permit paving of an existing gravel driveway. Property located at 45 Campground Rd., Old Mystic. Assessor's Map 167 Block 1 Lot 2 Zone GBR-130.

Staff summarized the application, sharing history of the lot and stating all permits are current. Present were Clint Brown, PE, and Mr. & Mrs. Anderson, owners of the property. Mr. Brown stated the campground is only open about 6 months during the year. The property has been improved with a new office and pool. The purpose of the paving is to control dust, easier maintenance, and better control/security. The west side of the property will not be paved. They have received approval from the IWWC.

There was no one speaking in favor, in opposition or with general comments for this public hearing. The public hearing was closed.

Mr. Berger moved to approve the application only for the drives located on the east side of the submitted site plan delineated as "New Bit. Conc. pavement; Phase 2" (New Bituminous Concrete Pavement). Pavement is not to exceed the current width of the driveway or 15', with the exception of the area in front of the office structure. That area is approved as submitted. Ms. McCormack seconded. All in favor 5-0.

**ZBA #13-17 Brian & Blakeley Maggi** – Seeking a variance from ZR 5.1.1 bulk requirements to increase the FAR from 0.04 to 0.189; reduce the front yard setback from 75 ft. to 36.1 ft. and reduce the side yard setback from 75 ft. to 28.8 ft. for construction of an addition to existing residence. Property located at 16 Riverside Dr., Pawcatuck. Assessor's Map 10 Block 8 Lot 25 Zone RC-120

The public hearing for this application has been rescheduled for the January meeting.

**Old Business:** NONE

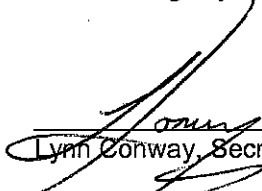
**New Business:**

**ZBA #13-18 Susan Moffett** – Seeking a variance from ZR 5.1.1 to increase the FAR from 15% to 19% and to reduce the rear yard setback from 40' to 30.8'. Property located at 6 Plover Lane, Mystic. Assessor's Map 176 Block 2 Lot 5 Zone RA-20

Ms. Conway moved to accept this new application. Mr. Berger seconded. All in favor 5-0. The public hearing is scheduled for the January meeting.

**Review of meeting minutes:** Mr. Berger moved to accept the 11/12/13 minutes. Ms. Conway seconded. All in favor 5-0.

**Adjournment:** Mr. Berger motioned to adjourn the meeting. Ms. Conway seconded the motion. All in favor 5-0. The meeting adjourned at 7:43 p.m.

  
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Lynn Conway, Secretary