

**ZONING BOARD OF APPEALS
REGULAR MEETING
Final Minutes**

December 12, 2023

Stonington Police Station, 173 South Broad St., Pawcatuck, CT

The meeting was called to order at 7:00 PM.

Seated for the meeting were Chairman James Kading, Diane Lurie Boersma, Nathaniel Trumbull, and Alternates Mark Bancroft (seated for Ray Dussault) and James Stanton (seated for Jeff Walker). Candace Palmer, ZEO, was also present.

New Business: None

Administrative Review: None

Old Business: None

7:00 PM: Public Hearing

- a. **ZBA #23-11 Berstev LLC** – Seeking a variance from ZR 5.1.1 to reduce the rear yard setback from 5' to 0' and increase the floor area ratio from 50% to 88% to construct a wood storage area and to cover existing smokers. Property located at 4 Roosevelt Avenue, Mystic, CT 06355. Assessors Map 174 Block 17 Lot 4; Zone LS-5. ***Continued from 11/14/2023***

Josh Feldman presented the Board with an additional site plan showing 3 feet and 1-foot setbacks for the smoker cover and wood storage cover.

The Board discussed various types of covers for the smoker and the difference between a deck and a patio. Discussion ensued regarding if the wood cover structure should be flush with the fence or a one-foot separation. The concern being that the one-foot separation would be a catchall for debris.

Public hearing closed at 7:21 pm.

Motion made by Mark Bancroft and seconded by Diana Lurie Boersma with stipulations:

1. Smoker shelter is limited to 13' x 14' or 182 SF maximum.
 2. Smoker shelter is to be an open air, pavilion style structure – no sides on structure.
 3. Smoker shelter setback is reduced to 3 feet.
 4. Wood Storage structure is reduced to 0 feet.
- b. **ZBA #23-14 Harry Emanuel Calmar & Margarete Calmar (Arthur H. Hayward Jr., Agent)** – Seeking a variance from ZR 5.1.1 to reduce minimum lot size from 120,000SF to 25,113SF. Property located at 66 Collins Road, Stonington, CT 06378. Assessors Map 125 Block 2 Lot 2; Zone RC-120. ***Rescheduled to 1/9/2024***

Discussion:

Nomination of Vice-Chairman. Motion made by Nat Trumbull and seconded by James Stanton to appoint Diana Lurie Boersma as Vice Chairman. Motion passed unanimously.

Review of Meeting Minutes:

Mark Bancroft made a motion to approve the minutes of 11/14/23 as amended, seconded by Ms. Boersma, all in favor, 5-0.

Adjournment:

Diana Lurie Boersma made a motion to adjourn the meeting, seconded by Mark Bancroft, all in favor, 5-0. The meeting was adjourned at 7:32 pm.



James Kading, Chairman