

ZONING BOARD OF APPEALS

THURSDAY MARCH 17, 2022 6:00 P.M.

BOROUGH OF STONINGTON
BOROUGH HALL
26 CHURCH STREET
STONINGTON, CT 06378
REGULAR MEETING - MINUTES

CALL MEETING TO ORDER: Chair Vaskas called the meeting to order at 6:03 pm.

ROLL CALL: Present: Larkin, Vaskas, Crane, Van Dyke, Luce (alternate seated), Janssens (alternate). Stebbins arrived at 6:16 pm. Staff: Zandarini. Attorney Kepple arrived at 6:35 pm.

ADDITIONS TO THE AGENDA: none

MINUTES: Approve minutes of November 18, 2021 meeting. Motion to approve by Luce, seconded by Larkin. Motion carried unanimously.

PUBLIC HEARING:

Application #Z22-01: 27 Front Street, Rudi Elert, Applicant; Timothy & Joan O'Neill, Owners. Variance from Section 5.3.3 of the Zoning Regulations to increase the maximum building height from 30 feet to 33 feet 6 inches. RP Zoning District. MBL: 101-3-12.

Rudi Elert presented the application. Owner Timothy O'Neill spoke to clarify specific points questions. Janssens questioned if house was damaged by Superstorm Sandy. O'Neill stated that it was not. Van Dyke asked about building materials.

Public Hearing: Staff presented public notice documentation and presented letters received from neighbors. Exhibit #1: Jane and Don Charbonnier. #2: Allegra and Brian Griffiths. #3: Tom and Deb Bigelow. #4: Kyle MacDonnell.

Attorney Kepple stated that the written application did not demonstrate a variance. The Applicant reviewed the hardships made in his presentation. Attorney Kepple was satisfied that hardships were presented for consideration. Chair Vaskas closed the public hearing at 6:50 pm.

PENDING APPLICATIONS:

Application #Z22-01: 27 Front Street, Rudi Elert, Applicant; Timothy & Joan O'Neill, Owners. Variance from Section 5.3.3 of the Zoning Regulations to increase the maximum building height from 30 feet to 33 feet 6 inches. RP Zoning District. MBL: 101-3-12.

Motion to approve by Larkin, seconded by Crane. Discussion:

Crane stated that this was a diminimus request for a variance. Rising waters will continue to be a problem.

Vaskas maintained that zoning design standards were maintained. Being surrounded by a more restricting floodplain is unique to the property. Also stated request is diminimus.

Luce stated rising waters may work against the application.

Larkin stated that the hardship was not caused by the owner, but by nature.

Van Dyke stated that the applicant maintained the streetscape appearance.

Motion carried 5-0.

NEW BUSINESS: none

OLD BUSINESS: none

CORRESPONDENCE: none

ADJOURNMENT: motion to adjourn by Larkin, seconded by Crane. Motion carried unanimously. Meeting adjourned at 7:01 pm.

Respectfully submitted,

Rowland Stebbins, Secretary.