



TOWN OF
North Stonington, CT
ZONING BOARD OF APPEALS

TUESDAY, FEBRUARY 18, 2020

SPECIAL MEETING

**NEW TOWN HALL
CONFERENCE ROOM
40 MAIN STREET
NORTH STONINGTON, CT 06359**

MINUTES APPROVED ~ MARCH 17, 2020

1. CALL TO ORDER: Chair Candy Palmer called the Special Meeting of the North Stonington Zoning Board of Appeals to order at 5:00 p.m. at the New Town Hall, Conference Room.

BOARD MEMBERS PRESENT: Candy Palmer, Chair, Shawn Murphy, Vice-Chair, Joan Kepler, Secretary, James Lord and Bruce Smith; Alternate Members: John Varas, Jr.

BOARD MEMBERS ABSENT: Gary Thompson & Colleen Thompson

STAFF PRESENT: Planning, Development & Zoning Official Juliet Hodge, and Administrative Assistant Cheryl Konsavitch

2. ELECTION OF OFFICERS FOR SECRETARY:

MOTION by S. Murphy, SECOND by B. Smith to nominate J. Kepler as Secretary. MOTION CARRIED UNANIMOUSLY

MOTION by S. Murphy, SECOND by B. Smith to close nominations on Secretary. MOTION CARRIED UNANIMOUSLY

J. Kepler is Secretary

3. NEW APPLICATIONS:

ZBA Application #20-001 (Variance) For a matter involving property owned by David & Wendy Pias, 421L Wyassup Road, North Stonington, CT 06359, located on the northeasterly side of Wyassup Lake approximately 1,500 feet, north from the intersection of Wyassup Road with Murphy Road in an R80 (SUOA) Zone. Tax Map #58, Lot #5326. Applicant is requesting a variance to Sub-sections (B) & (C) of Section 305.2 Non-Conforming Buildings & Structures, to increase the cubical content & expand vertically on a building located within the required front yard setback.

Public Hearing set for 03/17/20

4. NEW BUSINESS:

Overview of Process & Procedures

J. Hodge went over the Process & Procedures which included variance procedures and hardship requirements, use variances, appeals, self-created hardships, the powers & duties of a ZBA, case law regarding conditions of approval must be written.

J. Hodge also discussed what types of ZEO decisions can be appealed and the importance of having evidence and reasons on record during hearings.

5. REVIEW MINUTES:

Review minutes of 09/18/18 & 01/21/20

The Board accepted the minutes of 09/18/18 & 01/21/20

6. ADJOURNMENT:

MOTION by J. Lord, SECOND by B. Smith to adjourn at 5:30 p.m. MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant,
Zoning Board of Appeals