



TOWN OF  
**North Stonington, CT**  
ZONING BOARD OF APPEALS

TUESDAY, JUNE 20, 2017

REGULAR MEETING

SENIOR CENTER  
HOLLY GREEN PLAZA  
391 NORWICH-WESTERLY ROAD  
NORTH STONINGTON, CT 06359

**MINUTES APPROVED ~ JULY 18, 2017**

1. **CALL TO ORDER:** Chairman Charlie Burger called the Regular Meeting of the North Stonington Zoning Board of Appeals to order at 7:00 p.m. at the Sr. Center, Holly Green Plaza.

**BOARD MEMBERS PRESENT:** Charlie Burger, Chairman, James Lord, Vice-Chair, Robin Hall, Secretary, Heather Chrissos and Candy Palmer

**COMMISSIONERS ABSENT:** Alternate Members Amy Kimball and Gary Thompson

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

2. **ADDITIONS TO THE AGENDA:** None

3. **PUBLIC HEARINGS:**

Chairman Burger read the Rules of Procedure into the record.

Seated: C. Burger, J. Lord, R. Hall, H. Chrissos, C. Palmer

**ZBA Application #17-002**, of Stephanie Torlone, 43 Button Rd., N. Stonington, CT 06359 in an R-80 Zone, Tax Map #43, Lot #8629. Applicant is requesting a variance to the following sections: 305.2(c) (Non-Conforming Buildings & Structures) & Section 404.1 (Setback Dimensions) to reduce the front yard setback from 50' to 4' in the vicinity of the garage and to increase the cubical content of the non-conforming structure by 240 sq. ft. The following variance is needed to put an 8 x 30 addition on a non-conforming pre-existing garage.

Stephanie Torlone and Jon Gauthier, Custom Carpentry were present for this application. Ms. Torlone submitted her green cards as proof of mailing to the abutters, and went over the variance request stating the addition requested is to accommodate her larger size pick-up truck without having to completely tear down the existing stone structure. It is the depth of the garage that is a problem.

Mr. Gauthier went over the site-plan explaining where the addition would be constructed.

The Board asked the applicant general questions pertaining to the application specifically if there was another location for a garage to go as the applicant has a 14.34 acre parcel.

J. Hodge went over her review stating that setback conditions is unique to this property as compared to the immediate neighborhood. No other possible configurations for the addition are feasible or practical that would conform to the setback requirements and would result in a less aesthetic and irregular building shape. Also some limitations exist to the north of the garage and the stone exterior extends around the building. The modest addition allows for the needed upgrade of the old structure and preserves the existing character of the building.

Ms. Torlone stated she would also like to make the driveway look more like a driveway and not a parking lot and the barn would not be extended any more toward the road, but towards the house.

C. Palmer stated that looking at the site-plan it appears like there could be another location for a garage.

Mr. Gauthier stated that the property slopes off quite quickly in the back and the level area would be the bottom pasture, but it would be a steep grade going up and down to get to it.

Chairman Burger asked if there were any questions or comments from the public or anyone speaking for or against this application. There was no public present.

**MOTION by H. Chrissos, SECOND by R. Hall to close the Public Hearing on application #17-002. MOTION CARRIED UNANIMOUSLY**

#### **4. PENDING APPLICATIONS:**

**ZBA Application #17-002**, of Stephanie Torlone, 43 Button Rd., N. Stonington, CT 06359 in an R-80 Zone, Tax Map #43, Lot #8629. Applicant is requesting a variance to the following sections: 305.2(c) (Non-Conforming Buildings & Structures) & Section 404.1 (Setback Dimensions) to reduce the front yard setback from 50' to 4' in the vicinity of the garage and to increase the cubical content of the non-conforming structure by 240 sq. ft. The following variance is needed to put an 8 x 30 addition on a non-conforming pre-existing garage.

Seated: C. Burger, J. Lord, R. Hall, H. Chrissos, C. Palmer

**MOTION by H. Chrissos, SECOND by J. Lord to approve application #17-002 for a variance to Section 305.2C of the Zoning Regulations to allow a 240 sq. ft. increase in cubical content of a non-conforming structure and to Section 404.1 of the Zoning Regulations to reduce the required front yard setback in an R-80 Zone from 50' to 4' in the vicinity of the garage only, to accommodate the proposed addition.**

The reasons to approve are as follows:

- 1. A strict application of the Regulations unreasonably restricts the use of the applicant's property for permitted uses allowed in the zone, and causes an unusual hardship unnecessary to carrying out the general purposes of the zoning plan. Proposed addition does not adversely affect neighboring property values nor does it alter the existing character of the structure.**
- 2. The variance requested is in harmony with the general purpose and intent of the Regulations that in part seek to protect property values and therefore should permit reasonable upgrades to old structures.**
- 3. Approval of the variance would not adversely affect the public health, safety, welfare, and value of the surrounding properties.**

**MOTION CARRIED**

C. Palmer – Opposed

**5. NEW APPLICATIONS:**

**ZBA** Application #17-003, of Elisabeth Eixarch-Queralt, 92 Main St., N. Stonington, CT 06359 Tax Map #109, Lot #4523 in an R-40 zone. Applicant is requesting a variance to the following sections: 305.2(c) (Non-Conforming Buildings & Structures) & Section 404.1 (Setback Dimensions) to reduce the front yard setback from 30' to 5' in the vicinity of the house and to increase the cubical content of the non-conforming structure by 318 sq. ft. The following variance is needed to put an addition on a non-conforming pre-existing house.

The Board scheduled the Public Hearing on ZBA Application #17-003 for July 18, 2017

**6. NEW BUSINESS:**

The Board discussed members who do not attend meetings and possibly sending them out letters asking them to come to the meetings or possibly resign.

J. Hodge discussed with the Board that the Secretary should read the agenda items into the record, not the Chairman. The Chairman will continue to read the Rules of Procedure into the record.

**7. OLD BUSINESS:** None

**8. CORRESPONDENCE:** None

**9. REVIEW MINUTES:**

Review minutes of May 16, 2017 meeting

**MOTION by R. Hall, SECOND by H. Chrissos to accept the minutes of May 16, 2017 as written. MOTION CARRIED**

**10. ADJOURNMENT:**

**MOTION by R. Hall, SECOND by J. Lord to adjourn the meeting at 7:30 p.m. MOTION CARRIED UNANIMOUSLY.**

Respectfully Submitted,

*Cheryl Konsavitch*

Cheryl Konsavitch, Administrative Assistant  
Zoning Board of Appeals