

ZONING BOARD OF APPEALS
MINUTES
JUNE 24, 2015
TOWN HALL ANNEX – COMMUNITY ROOM 1

Chairman Stebbins called the meeting to order at 7:02 p.m.

I. ROLL CALL

Present: Grady, Manning, Stebbins, Russotto
Absent: Kravits, Mencer
Staff: Cullen, Gilot

Chairman Stebbins called the meeting to order at 7:02 p.m. and explained the public hearing procedures.

Chairman Stebbins explained that there were only four members of the board present; a unanimous decision would be required to grant the variance. The applicant chose to proceed.

II. PUBLIC HEARINGS

1. ZBA#15-06 – 76 Route 27, Old Mystic, Peter and Panayiota Costakos/Owners, Mercer & Bertsche Architects/Applicant, for a variance to Section 5.2 to allow 11 feet instead of 25 feet required for a side yard setback (East side), to Section 5.2 to allow 18 feet instead of 25 feet required for a side yard setback (West side), for a residential addition. PIN#271015549557, RU-80 zone

Staff said the applicant requested the hearing be continued to July 22nd, to allow the applicant to properly complete their mailings.

2. ZBA#15-08 – 6 West Mystic Ave., Mystic, Peter Springsteel/Applicant, Samantha Farenden/Owner, for a variance to Section 5.2 for 12 feet instead of 60 feet required for a front yard setback (Wilbur Street) and 20 feet instead of 14 feet in height, for a proposed accessory building. PIN#261813041014, RS-12 zone

Secretary Manning read the call of the hearing. Mr. Manning said all the mailings were in order.

Peter Springsteel, Architect, 105 Starr Street, Mystic, represented the applicants. The applicants requested a reduction in the front yard setback and a variance to the height requirement for a proposed accessory building. There is an existing detached garage on the property, ten feet from the property line. Mr. Springsteel presented a site plan detailing the location of the property on the corner of Wilbur Street and West Mystic Avenue. The Historic District Commission granted a Certificate of Appropriateness for the proposed garage. Mr. Springsteel explained that the homes in this area are larger, and the side roads were formerly access roads to the garages. The proposed garage will be moved back to 12 feet. The architectural drawings, as well as pictures of several existing garages or outbuildings in the neighborhood were shown to the Board. Detached outbuildings need to be 60 feet from the front. The applicant requested two variances, one for a front yard setback and one for height. The hardships explained were that the property fronts on two streets, of

which one was a secondary “service” road, historically used as garage access, is property is located in the historic district, and is pre-existing non-conforming. There are existing structures in the back yard (pool and gardens). If the garage was moved to the required setback, it would eliminate the yard. The proposed garage is proportionate to the main house, and to other existing garages in the neighborhood, and historically appropriate.

Several letters in favor of the project were submitted and Secretary Manning read them into the record.

- Dan Speer, 9 Prospect Street
- Joanne and Peter Spillane, 5 Prospect Street
- Mary Ferrier, 4 West Mystic Ave.
- Kevin and Carol Niftal, 5 West Mystic Ave.

The Chairman asked for comments from the public.

Mary Grace Sponn, 7B West Mystic, spoke in favor of the application.

The Planning Commission had no comment on the application.

The public hearing was closed at 7:38 p.m.

III. MEETING FOLLOWING PUBLIC HEARINGS

Decision on Public Hearing Applications

1. ZBA#15-06 – 76 Route 27, Old Mystic, Peter and Panayiota Costakos/Owners, Mercer & Bertsche Architects/Applicant

The application was continued to the next meeting on July 22, 2015.

2. ZBA#15-08 – 6 West Mystic Ave., Mystic, Peter Springsteel/Applicant, Samantha Farenden/Owner

The Board discussed the hardships associated with the request for a height variance. The scale of this house relative to the accessory building was discussed. The height requirement in the current zoning regulations does not take into account the historic character of homes in that area.

MOTION: To grant a variance Section 5.2 for 12 feet instead of 60 feet required for a front yard setback (Wilbur Street).

Motion made by Russotto, seconded by Grady. Motion passed unanimously.

MOTION: To grant a variance to Section 5.2 for 20 feet instead of 14 feet in height for a proposed accessory building.

Motion made by Russotto, seconded by Grady. Motion passed unanimously.

IV. CORRESPONDENCE - None

V. APPROVAL OF THE MINUTES OF MINUTES OF June 10, 2015

MOTION: To approve the minutes of June 10, 2015 as written.

Motion made by Grady, seconded by Russotto, so voted unanimously.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

a) New Applications

Staff said there are two additional applications, and both will be added to the next meeting, as well as the previously continued public hearing.

VIII. REPORT OF STAFF

The Commission cancelled the July 8th meeting at the recommendation of staff. Due to the vacation schedules of the Planning Department, no one would be available to staff the meeting.

IX. ADJOURNMENT

Motion to adjourn made at 8:22 p.m. by Russotto, seconded by Grady. Motion passed unanimously.

Tom Manning, Secretary
Zoning Board of Appeals

Prepared by Debra Gilot
Office Assistant III