

**BOROUGH OF STONINGTON  
ZONING BOARD OF APPEALS  
SPECIAL MEETING MINUTES**

June 16, 2015

7:00 PM

Borough Hall

ROLL CALL: Chair Montgomery called the meeting to order at 7:00 PM. In attendance Rowland Stebbins, Don Maranell, Rob Casey, Borough Attorney Nick Kepple and Zoning Officer David Atkinson. Moira O'Malley arrived at 7:35.

DELIBERATIONS ON:

**Application # Z 15-01: 28 Water Street, Randall Bean and Elizabeth Black, Owners, Branse and Willis, Applicant. Application for a variance from Section 3.3.2. of the Stonington Borough Zoning Regulations to allow a basement below the Base Flood Elevation. The property is located in the R-1 District.**

Attorney Kepple reviewed hardship under CT statute and zoning regulations. General discussion regarding hardship and application was held.

Motion to approve made by Stebbins, seconded by Maranell;  
Hardship is the removal of an existing basement which is not currently in the flood zone however, which is required to be removed by the substantial improvement of the house which places the entire house in the flood zone.

Vote in favor: Stebbins, Maranell, O'Malley and Casey  
Vote against: Montgomery

ADJOURNMENT: 8:10 PM