



TOWN OF STONINGTON
Zoning Board of Appeals
Stonington Police Station Meeting Room
173 South Broad Street
Pawcatuck, Connecticut 06379

REGULAR MEETING
AGENDA
February 11, 2014

While the public hearing is being recorded, the Board kindly asks that you refrain from making background noises that will make the tape inaudible. Please turn off all cell phones, pagers, and any other personal devices that may cause a disturbance. No new agenda item shall commence after 10:30 p.m. All business shall end at 11:00 p.m.

1. Call to Order – 7:00 p.m.
2. Election of Officers
3. Public Hearings:
 - a. **ZBA #13-18 Susan Moffett** – Seeking a variance from ZR 5.1.1 to increase the FAR from 15% to 19% and to reduce the rear yard setback from 40' to 30.8' for an addition. Property located at 6 Plover Lane, Mystic. Assessor's Map 176 Block 2 Lot 5 Zone RA-20.
4. Old Business:
5. New Business:
 - a. **ZBA #14-01 Greenhaven Development Co. LLC (Timothy Brown)** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 30' to 26' for construction of an addition. Property located at 478 Greenhaven Rd., Pawcatuck. Assessor's Map 11 Block 7 Lot 8 Zone RA-20.
 - b. **ZBA #14-02 & CAM Raymond Bogdan** – Seeking a variance from ZR 7.7.8.3.1 Coastal High Hazard Areas to reduce the required 100' landward of the Connecticut Coastal Jurisdiction Line from 100' to 1' for a single family residence. Property located at 1 Masons Island Rd., Mystic. Assessor's Map 176 Block 1 Lot 1A Zone RM-15/RC-120.
 - c. **ZBA #14-03 Kate Gross** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the side yard setback from 15' to 10' for a proposed wood walkway/deck. Property located at 123 West Broad St., Pawcatuck. Assessor's Map 3 Block 25 Lot 6. Zone RH-10.
 - d. **ZBA #14-04 James Lathrop** – Seeking a variance from ZR 5.1.1 bulk requirements to increase the FAR from .25% to .33% (384 s.f. increase) for proposed addition and garage. Property located at 17 Lester Ave., Pawcatuck. Assessor's Map 4 Block 4 Lot 30 Zone RH-10.
6. Administrative Review:
7. Review of meeting minutes: 1/14/2014
8. Adjournment:

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14 FEB 10 PM 2:22
CYNTHIA LADWIG
TOWN CLERK