



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

REGULAR MEETING
AGENDA
May 13, 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 14-05 & CAM Susan Raffetto (Paul Linehan)** – Seeking a variance from ZR 5.2.1 bulk requirements to reduce front yard setback from 50' to 27.2'; reduce the rear yard setback from 50' to 43.8'; reduce the side yard setback from 25' to 7' and 8.4'; increase the height from 20' to 33.5' and ZR 7.7.8.3.1 to reduce the coastal jurisdiction line from 100' to 43.8'. Property located at 34 Roseleah Dr., Mystic, CT. Assessor's Map 175 Block 1 Lot 25; Zone MC-80.
4. Old Business:
5. New Business:
 - a. **ZBA #14-06 Amy Graham** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the rear yard setback from 40' to 30' for construction of a deck. Property located at 3 Robin St., Pawcatuck. Assessor's Map 36 Block 6 Lot 9 Zone RA-20.
 - b. **ZBA #14-07 BETR Properties LLC** – Seeking a variance from ZR 3.1.4.2 to reduce the 100' non-infringement zone from 100' to 41' for the proposed deck and or patio and to the 100' non-infringement zone from 100' to 20' for the proposed 6' high solid fence. Property located at 110 Hewitt Rd., Mystic. Assessor's Map 152 Block 2 Lot 10 Zone RC-120
 - c. **ZBA #14-08 Phillip E. Rathbun** – Seeking a variance from ZR 5.1.1 bulk requirement to reduce the side yard setback from 75' to 40' on north side and from 75' to 45' on south side of property for construction of a single family residence. Property located at 66 Palmer Neck Rd., Pawcatuck. Assessor's Map 57 Block 3 Lot 14 Zone RC-120.
6. Administrative Review:
7. Review of meeting minutes: 4/8/2014
8. Adjournment:

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14 MAY 12 PM 2:11
CYNTHIA LADWIG
TOWN CLERK