



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

SPECIAL MEETING
AGENDA
July 8, 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 – 6:30 p.m.
2. Executive Session – Holt Settlement
3. Public Hearings:
 - a. **ZBA #14-09: Applicant Matthew M. Mareka; Owner Lisa M. Smith** – Seeking a variance from ZR 5.1.1 to reduce left side yard from 75 ft to 26.9 ft.; right side yard from 75 ft to 13.7 ft.; rear yard from 100 ft to 86 ft; front yard from 75 ft to 40 ft, also ZR 3.1.4.2 to reduce the 100' non-infringement from 100' to 35' to allow exterior improvements and ZR 2.13.4 to allow exterior stairs on side of existing structure. Property located at 20 Jackson Ave., Mystic. Assessor's Map 182, Block 1, Lot 3; Zone RC-120/LS-5.
4. Old Business:
5. New Business:
 - a. **ZBA #14-11 James A. Hall IV (Jeanne Fellows Grills)** – Seeking a variance from ZR 4.3.4.3 to reduce the buffer requirement from 15' to 0' for a Special Use Permit for a restaurant with liquor sales. Property located at 100 West Broad St., Pawcatuck. Assessor's Map 4 Block 5 Lot 5; Zone LS-5.
 - b. **ZBA #14-10 BETR Properties LLC** – Seeking a variance from ZR 5.5.1.1 to reduce the front yard setback from 75' to 39'; to reduce the north side yard setback from 75' to 40.9'; to reduce the south side yard setback from 75' to 60.8' and to reduce the rear yard setback from 100' to 58.3' and from Section 3.1.4.2 to reduce the non-infringement area from 100' to 41' for proposed deck. Property located at 110 Hewitt Rd., Mystic. Assessor's Map 152 Block 2 Lot 10; Zone RC-120.
6. Administrative Review:
7. Review of meeting minutes: 6/10/2014
8. Adjournment:

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14 JUL -7 PM 2:11

CYNTHIA LADWIG
TOWN CLERK