



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

**SPECIAL MEETING**  
**6:30 p.m.**  
**July 29, 2014**

**AGENDA**

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 vs. Town of Stonington
3. New Business: To vote on proposed settlement agreement with Carol Holt and Thomas Wyper to settle pending litigation
  - a. Carol Holt vs. Town of Stonington, case pending 2nd Circuit Court of Appeals;
  - b. Carol Holt vs. Town of Stonington, Joe Larkin (official capacity) and Joe Larkin (individual capacity), case pending in U.S. District Court for Connecticut;
  - c. Carol Holt vs. Town of Stonington, administrative appeal pending in Connecticut Superior Court;
  - d. Carol Holt and Thomas Wyper vs. Town of Stonington Zoning Board of Appeals, administrative appeal pending in Connecticut Superior Court.
4. Public Hearings: 7:00 p.m.
  - 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.
5. Old Business:
6. Administrative Review:
7. Review of meeting minutes: 7/08/2014
8. Election of Officers
9. Adjournment:

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STONINGTON, CT  
14 JUL 28 PM 2:31  
CYNTHIA LAOWIG  
TOWN CLERK