



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

**AGENDA**  
**REGULAR MEETING**  
**November 12, 2008**

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.

The Stonington Police Station Meeting Room is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860-535-5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

1. Call to Order: 7:00 p.m.
2. Public Hearings:
  - a. **AAP #08-16 Mason Island, LLC** - Appealing ZEO letter which stated the garage under a building is included as GFA and a deck constructed partially above another open deck, the space underneath the upper most deck is included as part of GFA. Property located at 29-30 Dubois Dr., Mystic. Assessor's Map 175 Block 4 Lot 10 Zone RM-15 / RC-120  
**New Submittal: 10/14/08**  
**A-2 Provided:**  
**PH Scheduled: 11/12/08**
  - b. **ZBA #08-17 EOF Realty LLC** – Seeking a variance from ZR 3.4.4.3 to reduce the buffer requirement for Special Use Permits from the 35' buffer to a minimum of a 15' buffer adjacent to a proposed parking area. Property located at 595 Greenhaven Rd. Assessor's Map 8 Block 2 Lot 1 & Map 8 Block 1 Lot 1. Zone RA-20.  
**New Submittal: 10/14/08**  
**A-2 Provided**  
**PH Scheduled: 11/12/08**
3. Deliberations & Decisions:
4. New Business:
  - a. **ZBA #08-18 Laurice Richards** – Seeking a variance to reduce the the rear yard setback from 100' to 72' and increase the F.A.R. from .04 to .12 and ZR 3.1.4.2 to reduce the non infringement area from 100' to 76'. Property located at 92 Hewitt Rd. Assessor's Map 152 Block 2 Lot 16. Zone RC-120.  
**New Submittal: 10/14/08**  
**A-2 Waiver Granted: 11/5/08**
5. Old Business:
6. Review of Outstanding Minutes: June 10, 2008; July 8, 2008; August 12, 2008 and October 14, 2008
7. Correspondence:
8. Adjournment:

David Rathbun, Chairman