



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

AGENDA
REGULAR MEETING
October 14, 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. Executive Session – Kleinecht – 6:30 p.m.
2. Call to Order – Regular meeting: 7:00 p.m.
3. Public Hearings:
 - a. **ZBA #08-13 Michael & Sharon Scarpa (Peter Springsteel)** – Seeking a variance of ZR5.1.1 to reduce front yard setback from 40' to 31' and ZR 3.1.4.2 to reduce the 100' non-infringement area to align with the existing structure to allow construction of a portico and second floor addition to an existing residence located at 56 Hewitt Rd., Mystic, CT. Assessor's Map 152 Block 2 Lot 21, Zone RC-120.

NEW SUBMITTAL:	8/12/08
A-2 WAIVER REQ	8/12/08
PH SCHEDULED:	9/9/08
PH SCHEDULED:	10/14/08
 - b. **ZBA #08-14 Sarah Saunders** - Seeking a variance of ZR 5.1.1 to reduce rear yard setback from 40' to 28' to allow a 13' x 18' deck on property located at 51 Parkwood Dr., Pawcatuck, CT. Assessor's Map 13 Block 1 Lot 31, Zone RM-15.

NEW SUBMITTAL:	8/12/08
A-2 PROVIDED:	
PH SCHEDULED:	9/9/08
PH SCHEDULED:	10/14/08
 - c. **ZBA #08-15 Antonio Mastroianni (Peter Springsteel)** – Seeking a variance from ZR 5.1.1 to reduce the front yard setback from 30' to 20' and ZR 3.1.4.2 to reduce the 100' non-infringement area to align with the existing structure for construction of a one-story addition over an existing garage on property located at 36 Meadowbrook Lane, Mystic, CT. Map 161 Block 6 Lot 1, Zone RC120/RA20.

NEW SUBMITTAL:	8/12/08
A-2 PROVIDED:	
PH SCHEDULED:	9/9/08
PH SCHEDULED:	10/14/08

4. Deliberations & Decisions:

5. New Business:

- 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 94 Lot 10 Zone RM-15 / RC-120

NEW SUBMITTAL: 10/14/08

A-2 PROVIDED:

- 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: 10/14/08

- c. Discussion of ZBA By-laws

6. Old Business:

7. Review of Outstanding Minutes: June 10, 2008, July 8, 2008 & August 12, 2008; (Sept. 9, 2008 cancelled)

8. Correspondence:

9. Adjournment:

David Rathbun
Chairman