



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

AGENDA
REGULAR MEETING
May 13, 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: 6:30 p.m. (Discuss pending litigation)
2. Call to Order: 7:00 p.m.
3. Public Hearings:
 - a. **ZBA #08-04 Carol Holt** – Seeking to overturn the ZEO's revocation letter dated January 25, 2008 for property located at the corner of Boulder Avenue and Hampton Street, Stonington, CT. Assessor's Map 129, Block 16, Lot 4, Zone RM-20.
NEW SUBMITTAL: 02/12/2008
PH OPENED/CONT: 03/11/2008
PH CONTINUED: 04/08/2008
PH CONTINUED: 05/13/2008
 - b. **ZBA #08-06 Matthew Snyder & Amy Cochran** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 75' to 60' for construction of a dormer to a single family residence on property located at 43 Al Harvey Road, Stonington, CT. Assessor's Map 108, Block 3, Lot 6, Zone GB-130.
NEW SUBMITTAL: 04/08/2008
A-2 WAIVER REQ: 04/01/2008
WAIVER APPROVED: 04/01/2008
PH SCHEDULED: 05/13/2008
 - c. **ZBA #08-07 George Morin** – Seeking a variance of ZR 5.1.1 to reduce the side yard setback from 75' to 50' and front yard setback from 75' to 40' for construction of additions to a single family residence on property located at 44 Stewart Road, Pawcatuck, CT. Assessor's Map 11, Block 1, Lot 3C, Zone RC-120.
NEW SUBMITTAL: 04/08/2008
A-2 WAIVER REQ: 04/15/2008
WAIVER APPROVED: 04/15/2008
PH SCHEDULED: 05/13/2008
4. Deliberations & Decisions:
5. New Business:

- a. **ZBA #08-08 Joseph & Sharon Vargas** – Seeking a variance of ZR 5.1.1 to reduce the side yard setback from 75' to 71' due to an error made while constructing the single family residence on property located at 17 Flanders Road, Stonington, CT. Assessor's Map 105, Block 3, Lot 14A, Zone RC-120.
NEW SUBMITTAL: 05/13/2008
A-2 PROVIDED: 05/13/2008
PH SCHEDULED: TBA
 - b. **ZBA #08-09 Richard & Marjorie Vanderslice** – Seeking a variance of ZR 5.1.1 to reduce the rear yard setback from 100' to 53' for construction of an addition to a single family residence on property located at 332 Taugwonk Road, Stonington, CT. Assessor's Map 69, Block 1, Lot 4, Zone GBR-130.
NEW SUBMITTAL: 05/13/2008
A-2 PROVIDED: 05/13/2008
PH SCHEDULED: TBA
 - c. **ZBA #08-10 Amanda Lindberg (Tonya Morgan)** – Seeking a variance of ZR 3.1.4.1 to reduce the non-infringement area from 100' to 50' and ZR 7.14.5.3 to allow a solar array, pole mounted, on the north side of the building on property located at 560 North Main Street, Stonington, CT. Assessor's Map 97, Block 1, Lot 2, Zone GBR-130.
NEW SUBMITTAL: 05/13/2008
A-2 WAIVER REQ: 05/20/2008
A-2 WAIVER TBA
APPROVED/DENIED:
PH SCHEDULED: TBA
 - d. **ZBA #08-11 James & Sandra-Chen Davis (Michael Scarpa)** – Seeking a variance of ZR 3.1.4.2 to reduce the non-infringement area from 100' to 50' for installation of a 6" drainage outlet and ZR 5.1.1 to reduce the side yard setback from 75' to 28' for installation of a whole house generator on property located at 220 Wamphassuc Road, Stonington, CT. Assessor's Map 127, Block 16, Lot 1, Zone RC-120.
NEW SUBMITTAL: 05/13/2008
A-2 PROVIDED: 05/13/2008
PH SCHEDULED: TBA
 - e. **ZBA #08-12 Antonio Mastroianni (Peter Springsteel)** – Seeking a variance of ZR 3.1.4.2 to reduce the non-infringement area from 100' to 0' for additions to existing dwelling and ZR 5.1.1 to reduce the front yard setback from 30' to 18' for new steps at existing deck on property located at 36 Meadowbrook Lane, Mystic, CT. Assessor's Map 161, Block 6, Lot 1, Zones RA-20 & RC-120. **CAM REVIEW REQUIRED.**
NEW SUBMITTAL: 05/13/2008
A-2 PROVIDED: 05/13/2008
PH SCHEDULED: TBA
- 6. Old Business:
 - 7. Review of Outstanding Minutes: 04/08/2008
 - 8. Correspondence:
 - 9. Adjournment:

David Rathbun
Chairman