



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

AGENDA
REGULAR MEETING
November 10, 2009

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 – 7:00 p.m.
2. Public Hearing Continued :
 - a. **ZBA #09-14 Farm Ponds Estates North, LLC (Harry Heller)** – Seeking a variance from ZR 5.1.1 Bulk Requirements to reduce minimum lot area from 80,000 sq. ft. to 33,262 sq. ft. for a pre-existing lot. Property located on the easterly side of No. Anguilla Rd., Stonington. Assessor's Map 42 Block 2 Lot 1. Zone RR-80.

Public Hearings:

- b. **ZBA #09-17 Amelia Lord & Charles Parsons** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 50' to 35' for dormers and reduce side yard setback from 25' to 11' for construction of an addition. Property located at 69 So. Anguilla Rd., Pawcatuck. Assessor's Map 49 Block 1 Lot 5 Zone RR-80. **Postponed to 12/8/2009**
- c. **ZBA #09-18 Bryan & Bridget Jaeger** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 30' to 14' and increase F.A.R. from .20 to .24. Property located at 21 Orchard Hill Dr., Mystic. Assessor's Map 175 block 3 Lot 13. Zone RM-15.
- d. **AAP #09-19 DePietro Realty LLC dba Barnes Moving & Storage** – Request ZBA overturn the Zoning Enforcement Officer's Cease & Desist Order #09-071. Property located at 46 New London Tnpk., Stonington. Assessor's Map 167 Block 5 Lot 5. Zone RA-20.

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- e. **ZBA #09-20 Neil Goldman** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce side yard setback from 5' to 3½' for second story addition. Property located at 20 Denison Ave., Mystic. Assessor's Map 174 Block 12 Lot 4. Zone RH-10.

CYNTHIA LADWIG
TOWN CLERK

3. Deliberations & Decisions:

4. Old Business:
 - a. **AAP #09-15 Mark W. Tebbetts** – Request ZBA reinstate Cease & Desist Order #09-05. Property located at 595 Greenhaven Rd., Pawcatuck, CT. Assessor's Map 8 Block 1 Lot 1 Zone RA-20 & RR-80
5. New Business:
 - a. **ZBA #09-22 Jose & Iria Pacheco (Kevin Shea)** – Seeking a variance from Z5.1.1 bulk requirements to reduce front yard setback from 30' to 13' for an addition to a residence. Property located at 15 Canary St., Pawcatuck. Assessor's Map 36 Block 8 Lot 1. Zone RA-20 & RR-80 (RA-20 applies)
 - b. **ZBA #09-23 Dorinda Elliott & Alan Ignatius (Brooke Harris)** – Seeking a variance from ZR 5.1.1 bulk requirements to increase F.A.R. from .35 (1,501 s.f.) to .38 (1,643 s.f.) for construction of a covered porch addition. Property located at 51 Trumbull Ave., Stonington. Assessor's Map 100 Block 11 Lot 17. Zone RH-10.
6. Review of meeting minutes: August 11, 2009 and September 8, 2009
7. Adjournment:

David Rathbun, Chairman