



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

**REGULAR MEETING**  
**AGENDA**  
**June 8, 2010**

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 Hearings:
  - a. **ZBA #10-02 Sammy Piotrkowski** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 20' to 9' for expansion of an existing front deck. Property located at 9 Bay St., Mystic, CT. Assessor's Map 173 block 14 Lot 1. Zone RH-10.
  - b. **ZBA #10-03 John J. & Janell M. Perry** – Seeking a variance from ZR 3.1.4.2 Non-infringement area to allow existing residence and new addition to be located within the 100' non-infringement area. Property located at 19 Joy Ave., Stonington. Assessor's Map 127 Block 7 Lots 2 & 3. Zone RC-120.
  - c. **ZBA #10-04 Hugo A. Simonelli VFW Post #3263** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce side yard setback from 20' min./50' combined to 12' for construction of a 1150 sf. open wood frame pavilion picnic structure with roof. Property located at 60 Stonington Rd., Mystic. Assessor's Map 160 Block 2 Lot 1. Zone GC-60. CAM Review Required.
  - d. **ZBA #10-05 Ammar & Dristen Anbari** – Seeking a variance from ZR 3.1.4.2 buffer requirements to reduce the 100' non-infringement area from 100' to 12' for installation of a pool and deck. Property located at 63 Wilbur Rd., Stonington. Assessor's Map 131 Block 3 Lot 3A. Zone RC-120.
  - e. **ZBA #10-06 Ann Wilkie** – Seeking a variance from ZR 3.1.4.2 non-infringement area to construct a stone retaining wall within the 100' non-infringement area. Property located at Latimer Point Rd., Stonington. Assessor's Map 154 Block 1 Lot 2. Zone RC-120.
  - f. **ZBA #10-07 Tracey & Adam Strelczuk** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce side yard setback from 20' to 17.5' and to increase F.A.R. from .35 existing (1,875 s.f) to .43 (2,288s.f.). Property located at 44 Holmes St., Mystic. Assessor's Map 173 Block 12 Lot 13. Zone RH-10
3. Deliberations & Decisions:
4. Old Business:
5. New Business:
6. Review of meeting minutes: February 9, 2010; March 9, 2010
7. Adjournment:

David Rathbun, Chairman

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STONINGTON, CT.  
MAY 19 AM 8:45  
CYNTHIA LADWIG  
TOWN CLERK