



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

RECEIVED FOR RECORD
STONINGTON, CT.
10 JUL - 9 PM 3: 37
CYNTHIA LAOWIG
TOWN CLERK

REGULAR MEETING
AGENDA
July 13, 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 #10-06 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
 - b. **AAP #10-08 Carol Smith, George Smith etal** - Request ZBA overturn the Zoning Enforcement Officer's Cease & Desist #10-020. Property located at 370 River Rd., Pawcatuck. Assessor's Map 8 Block 2 Lot 11. Zone RR-80.
 - c. **ZBA #10-09 Alan & Jill Main Jr.** – Seeking a variance from ZR 5.1.1 to reduce rear yard setback from 50' to 25'. Property located at 144 Pawcatuck Ave., Pawcatuck. Assessor's Map 26 Block 2 Lot 7. Zone RR-80.
 - d. **ZBA #10-10 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 .33 existing (1,791s.f) to .40 (2,155 s.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:
 - a. **ZBA #10-11 Elke & Lenny Bellet** – Seeking a variance from ZR 5.1.1 to reduce front yard setback requirement from 20' to 11' to allow for an addition at rear of home. Property located at 36 Bruggeman Place, Mystic. Assessor's Map 173 Block 5 Lot 20. Zone RH-10. **(Schedule for Public Hearing in August)**
5. Administrative Review
6. New Business:
 - a. **ZBA #10-12 Peter Watrous Carpentry LLC** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce side yard setback from 75' to 25' and from ZR 3.1.4.2 buffer requirements to reduce the non-infringement area from 100' to 35' for construction of a single family residence. Property located at Clarence Ave., Pawcatuck. Assessor's Map 10 Block 3 Lot 1. Zone RC-120.

- b. **ZBA #10-13 Robert & Julie Holland** – Seeking a variance from ZR 3.1.4.2 buffer requirements to reduce the non-infringement area from 100' to 50' for an in ground swimming pool. Property located at 201 No. Anguilla Rd., Pawcatuck, CT. Assessor's Map 40 Block 1 Lot 5. Zone GB-130

- 7. Executive Session:
Pending Litigation:
 - a. Ritacco
 - b. Farm Ponds Estates
 - c. Tebbets
- 8. Review of meeting minutes: June 8, 2010
- 9. Adjournment:

David Rathbun, Chairman