



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

REGULAR MEETING
AGENDA
October 12, 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 #10-12 Peter Watrous Carpentry LLC (Amended)**– Seeking a variance from ZR 5.1.1 bulk requirements to reduce side yard setback from 75' to 25'; to reduce lot frontage from 300' to 207.47'; to reduce minimum lot area from 120,000 s.f. to 50,000 s.f. and from ZR 3.1.4.2 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#10-15 John & Jane Couto (continued)** - Seeking a variance from ZR 3.2.2.9 accessory use to provide reasonable accommodation under the Americans with Disabilities Act (ADA) by reducing the lot requirement for servant or guest accommodations from 240,000 s.f. to 48,000 s.f. Property located at 145 Whitehall Ave., Mystic. Assessor's Map 165 Block 1 Lot 22A. Zone RA-40
 - c. **ZBA #10-16 George & Brenda Sylvestre** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the rear yard setback from 50' to 32' to enclose an existing patio. Property located at 216 Lantern Hill Rd., Mystic. Assessor's Map 169 Block 2 Lot 4. Zone RR-80.
3. Deliberations & Decisions:
4. Old Business:
5. Executive Session
 - a. Ritacco v. ZBA
 - b. Farm Ponds Estates v. ZBA
6. Litigation:
 - a. M -R Atlantic
 - b. Ritacco - Motion to approve the Stipulated Judgment (on file in Planning Dept.)
7. Administrative Review
8. New Business:
9. Review of meeting minutes: August 10, 2010 and September 14, 2010
10. Adjournment:

David Rathbun, Chairman

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CYNTHIA LAWIG
TOWN CLERK