



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

REGULAR MEETING
AGENDA
May 10, 2011

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 #11-05 Frank E. Lionelli (Merrill Lynch)** – Seeking a variance to ZR 7.12.7.3 to permit a 6' x 4' monument sign on existing lot. Property located at 38 East Main St., Mystic, CT. Assessor's Map 174 Block 18 Lot 13. Zone LS-5.
 - b. **ZBA #11-06 Tyler James Allen & Lydia Teixeira** – Seeking a variance to apply ZR 2.9 to allow the combining of lots 16 & 17 into a single lot to permit construction of a single family residence. Property located at the corner of Greenhaven Rd and Elizabeth Ave., Pawcatuck. Assessor's Map 10 Block 7 Lots 16 & 17. Zone RC-120
3. Deliberations & Decisions – Current Applications
4. Old Business
5. New Business:
 - a. **ZBA #11-07 Harold & Michele Mitchell** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 20' to 17.6' for single family residence. Property located at 46 Maple St., Lords Point, Stonington. Assessor's Map 127 Block 8 Lot 10. Zone RM-15 (RH-10 bulk applies).
 - b. **AAP #11-08 Linda Hutter** – Request ZBA revoke the Zoning Enforcement Officer's issuance of Zoning Permit #11-015ZON to Gorin Subotic. Property located at 93 Hewitt Rd., Mystic. Assessor's Map 161 Block 9 Lot 5. Zone RA-20.
 - c. **ZBA #11-09 Ethan & Kay Tower** – Seeking a variance from ZR 5.1.1 front yard setback for the construction of three dormers to a pre-existing non-conforming structure. Property located at 2 Yacht Club Rd., Mystic. Assessor's Map 177 Block 10 Lot 4. Zone RA-20
6. Administrative Review
7. Review of meeting minutes: 4/12/2011
8. Adjournment:

David Rathbun, Chairman

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TOWN CLERK