



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

**REGULAR MEETING**  
**AGENDA**  
**June 14, 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) Continued** – 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 #11-07 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).
  - c. **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.
  - d. **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
3. Deliberations & Decisions – Current Applications
4. Old Business
5. New Business:
  - a. **ZBA #11-10 Catherine Moffett** – Seeking a variance from ZR 5.1.1 front yard setback from 30' to 4' for an existing shed. Property located at 5 Allyn's Alley, Mystic. Assessor's Map 177 Block 7 Lot 9. Zone RA-20
  - b. **ZBA #11-11 – Thompson Wyper & Carol Holt** – Seeking a variance from ZR 2.7 minimum lot area, ZR 2.8 undersized lots (adjacent), ZR 2.9 undersized lots (other); to allow property to have buildable status under RH-10 guidelines. Property located at 57 Boulder Ave., Stonington. Assessor's Map 129 Block 16 Lot 2, Zone RM-20.
6. Administrative Review
7. Review of meeting minutes: 5/10/2011
8. Adjournment:

David Rathbun, Chairman

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STONINGTON, CT.  
JUN 10 PM 2:21  
CYNTHIA LADWIG  
TOWN CLERK