



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

REGULAR MEETING
AGENDA
August 9, 2011

RECEIVED FOR RECORD
STONINGTON, CT
11 AUG - 3 PM 3:24
CYNTHIA LADWIG
TOWN CLERK

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 #11-10 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 Allyns 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.
 - c. **ZBA #11-12 – 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 Hampton St., Stonington. Assessor's Map 129 Block 16 Lot 4, Zone RM-20.
 - d. **ZBA #11-13 Peter Watrous Carpentry LLC** – Seeking a variance from ZR 5.1.1 to reduce side yard setback from 75' to 25' and reduce the non-infringement area from 100' to 35' for the construction of a single family residence. Property located at Clarence Ave., Pawcatuck. Assessor's Map 10 Block 3 Lot 1 Zone RC-120.
3. Deliberations & Decisions – Current Applications
4. Old Business
5. New Business:
 - a. **AAP #11-14 Nancy A. Bestwick** - Request ZBA revoke the Zoning Enforcement Officer's issuance of Zoning Permit #11-156 ZON to Goran Subotic. Property located at 93 Hewitt Rd., Mystic. Assessor's Map 161 Block 9 Lot 5. Zone RA-20.
6. Administrative Review
7. Review of meeting minutes: 5/10/2011
8. Adjournment:

David Rathbun, Chairman