



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

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CYNTHIA LADWIG
TOWN CLERK

REGULAR MEETING
AMENDED AGENDA
September 13, 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. Deliberations & Decisions
3. Old 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 Allyns Alley, Mystic. Assessor's Map 177 Block 7 Lot 9. Zone RA-20
 - b. **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.
4. Public Hearings continued:
 - a. **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.
 - b. **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.
5. New Business:
 - a. **ZBA #11-15 – John & Betsy Perkins** – Seeking a variance from ZR 5.1.1 to reduce rear yard setback from 3.4' to 0' for the installation of a maintenance catwalk. Property located at 43 East Shore Rd., Stonington. Assessor's Map 154 Block 6 Lot 6. Zone RM-20
 - b. **ZBA #11-16 Erik & Janet MacPeek** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback and expand the non-conforming structure from 75' to 28.7' for construction of a 5' x 27' deck with railing across front entryway. Property located at 19 Latimer Pt. Rd., Stonington. Assessor's Map 154 Block 1 Lot 1 Zone RC-120.
 - c. **AAP #11-17 – Mark W. Tebbets** - Request ZBA revoke the Zoning Enforcement Officer's issuance of Zoning Permit #11-180 ZON to EOF Realty. Property located at 595 Greenhaven Rd., Pawcatuck. Assessor's Map 8 Block 1 & 2 Lot 1 & 1. Zone RA-20.
 - d. **ZBA #11-18 Kurt & Elizabeth Hansen** – Seeking a variance from ZR 5.1.1 to reduce the front yard setback from 40' to 33.7' and the rear yard setback from 15' to 10' for a proposed addition. Property located at 68 Pequotsepos Rd., Mystic. Assessor's Map 150 Block 1 Lot 3. Zone RA-40.
6. Administrative Review
7. Review of meeting minutes: 6/14/2011 & 8/9/2011 & 9/6/2011
8. Adjournment:

David Rathbun, Chairman