



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

**REGULAR MEETING**  
**AGENDA**  
**January 10, 2012**

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 #11-20 Stonington Water Pollution Control Authority** - Seeking variances from ZR 7.7 to reduce the required height of the basement from elevation 11 to elevation 6 NAVD; ZR 3.1.4.2 to reduce the Non-Infringement Area from 100 feet to 42 feet; and ZR 5.1.1 Bulk Requirements to reduce rear yard setback from 100 feet to 42 feet, to reduce side yard setback from 75 feet to 46 feet and increase FAR from .04 to .22 to allow construction of improvements to the Mystic WPCA Facility as authorized by referendum. Property located at 22 Edgemont St., Mystic, CT Assessor's Map 174, Block 20, Lot 1, Zone RC-120.
  - b. **ZBA #11-21 & CAM Chateau Jaune LLC** - Seeking a variance from ZR 3.1.4.2 to permit disturbance within the 100 ft. non-infringement area for removal of a non-conforming retaining wall and re-grade of site within 60 ft. of tidal wetland on a vacant lot located at Latimer Point Rd., Stonington. Assessor's Map 154 Block 1 Lot 2. Zone RC-120.
3. Deliberations & Decisions – Current Applications
4. Old Business:
5. New Business:
  - a. **ZBA #11-22 Henry W.S. & Amie S. Han** – Seeking a variance from ZR 2.8 Undersized Lots - adjacent & ZR 2.9 Undersized Lots-other to reinstate dissolved property line and allow construction of a single family residence. Property located at Ingersoll St. Assessor's Map 26 Block 3 Lots 1,7,8 & 9. Zone RR-80.
6. Administrative Review
7. Review of meeting minutes: November 8, 2011 & December 13, 2011
8. Adjournment:

David Rathbun, Chairman

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STONINGTON, CT  
12 JAN - 9 PM 12:41  
CYNTHIA LADWIG  
TOWN CLERK