



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

REGULAR MEETING
AGENDA
February 12, 2013

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 Hearing:
 - a. **ZBA #12-13 Lucille Hall** – Seeking a variance from ZR 5.1.1 to reduce the required side yard setback from 20' to 16' for an addition. Property located at 17 Fellows St., Pawcatuck. Assessor's Map 14 Block 13 Lot 9 Zone RH-10.
 - b. **ZBA #13-01 Suzanne Tyler, applicant; Philip & Alison Darrell, owners** - Seeking a variance from ZR 3.1.4.1 buffer requirements in the GBR-130 zone to permit disturbance within the 100 ft. non-infringement area to allow the construction of a single family residence, septic area, associated landscaping and driveway relocation upon re-subdivision of the parcel. Property located at 580 No. Main St., Stonington. Assessor's Map 97 Block 1 Lot 4. Zone GBR-130
3. Deliberations & Decisions – Current Applications
4. Old Business:
5. New Business:
 - a. **ZBA #13-02 Arthur & Karen Erikson** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the side yard setback from 75' to 35' for expansion of an existing deck. Property located at 230 Palmer Neck Rd., Pawcatuck. Assessor's Map 56 Block 1 Lot 3. Zone RC-120
 - b. **ZBA #13-03 & CAM Review - Summit Street Development LLC** – Seeking a variance from ZR Section 5.2.1. minimum lot area of 80,00 s.f. to 46,762 s.f. for a pre-existing, non-conforming lot. Property located at Mason Island Rd. & Harry Austin Dr., Mystic. Assessor's Map 160 Block 4 Lot 4. Zone M-1.
 - c. **AAP #13-04 OMMV LLC (Anthony Silvestri)** - Request ZBA overturn the Zoning Enforcement Officer's Cease & Desist #11-136. Property located at 175 Whitehall Ave., Mystic. Assessor's Map 165 Block 1 Lot 22D. Zone RA-40..
 - d. Discussion of A-2 survey waiver requirements with Town Planner Keith Brynes
6. Administrative Review
7. Review of meeting minutes: 1/8/2013
8. Adjournment:

David Rathbun, Chairman

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STONINGTON, CT.

13 FEB -8 AM 10:10

CYNTHIA LADWIG
TOWN CLERK