



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

REGULAR MEETING
AGENDA
June 11, 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. **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.
3. Deliberations & Decisions – Current Applications
4. Old Business:
 - a. Discussion with Attorney Tom Londregan Re: Modifying Kleintnecht conservation easement
 - b. **PZ1305RA Town of Stonington (PZC)** – Regulation Amendment to give the Zoning Board of Appeals the authority to review the adequacy of variance applications that come before them, thus allowing the ZBA to waive the requirement for an A-2 survey rather than the Planning & Zoning Commission. **APPROVED by PZC 6/4/2013.**
5. New Business:
 - a. **ZBA #13-05 Julie Olson & Neil Orkney** – Seeking a variance from ZR 3.1.4.2 buffer requirements in an RC-120 zone to waive the 100' non-infringement area requirement to allow for the creation of a stone wall to prevent or diminish erosion of the land caused by boat wakes. Property located at 159-161 River Rd., Pawcatuck. Assessor's Map 6 Block 4 Lot 20. Zone RC-120.
 - b. **ZBA #13-06 Stephen & Jill Plant** - Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 40' to 30' 6" for an addition. Property located at 202 So. Anguilla Rd., Pawcatuck. Assessor's Map 48 Block 2 Lot 13 Zone RR-80 (RA-40 applies)
 - c. **ZBA 13-07 Judith Landers** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 20' to 7' for reconstruction of a single family residence. Property located at 5 Boulder Ave., Stonington. Assessor's Map 129 Block 11 Lot 2 Zone RM-20 (RH-10 applies.)
6. Administrative Review
7. Review of meeting minutes:
8. Adjournment:

David Rathbun, Chairman

RECEIVED FOR RECORD
STONINGTON, CT
13 JUN - 7 PM 2:04
CYNTHIA LADWIG
TOWN CLERK