



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

**REGULAR MEETING**  
**AMENDED AGENDA**  
**August 13, 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 #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 9 Block 4 Lots. Zone RR-80 & RC-120. **(Rescheduled to 9/10/2013)**
- b. **ZBA #13-08 RoxRiv Realty LLC** – Seeking a variance from ZR 7.12.1.1 detached signs to allow an additional free standing. Property located at 12 Coogan Blvd., Mystic. Assessor's Map 164 Block 4 Lot 1. Zone TC-80.

3. Deliberations & Decisions – Current Applications
4. Old Business:
5. New Business:

- a. **ZBA #13-09 BETR Properties LLC** – Seeking a variance from ZR 5.1.1 & ZR 3.1.4.2 to reduce the front yard setback from 75' to 14.7'; to reduce the side yard setback from 75' to 40.9'; to reduce the rear yard setback from 100' to 58.3'; to increase the FAR from .04 to .06 and to reduce the 100' non-infringement zone from 100' to 41'. Property located at 110 Hewitt Rd., Mystic. Assessor's Map 158 Block 2 Lot 10 Zone RC-120.
- b. **ZBA #13-10 Robyn Madison & John Miceli** – Seeking a variance from ZR 5.1.1. to reduce the front yard setback from 75' to 40'; the side yard setback from 75' to 45' and increase the FAR from .04 to .053. Property located at 105 Lantern Hill Rd., Mystic. Assessor's Map 168 Block 1 Lot 1 Zone GBR-130.

6. Administrative Review
7. Election of Officers
8. Review of meeting minutes 7/9/2013
9. Adjournment:

David Raitano, Chairman

RECEIVED FOR RECORD  
STONINGTON, CT.  
13 AUG 12 PM 3:18  
CYNTHIA LADWIG  
TOWN CLERK