



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

**REGULAR MEETING**  
**AGENDA**  
**September 10, 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. Election of Officers
3. Public Hearings:
  - 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 RR-80 & RC-120.
  - b. **ZBA #13-08 RoxRiv Realty LLC** – Seeking a variance from ZR 7.12.7.2.1 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.
  - c. **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 152 Block 2 Lot 10 Zone RC-120.
  - d. **ZBA #13-10 Robynne Madison & John Miceli** – Seeking a variance from ZR 5.1.1. to reduce the front yard setback from 75' to 30'; the side yard setback from 75' to 45'; increase the F.A.R. from .04 to .053 and ZR 3.1.4.1 buffer requirements in a GBR-130 zone to waive the 100' non-infringement area requirement . Property located at 105 Lantern Hill Rd., Mystic. Assessor's Map 168 Block 1 Lot 1 Zone GBR-130
4. Deliberations & Decisions – Current Applications
5. Old Business:
6. New Business:
  - a. **ZBA #13-11 Stuart & Tiffany Thompson** – Seeking a variance from ZR 5.1.1 to reduce the rear/front yard setback from 50' to 10' for detached garage. Property located at 121 Tipping Rock Rd., Stonington. Assessor's Map 79 Block 3 Lot 8 Zone RR-80.
  - b. **ZBA #13-12 Carl Fusaro** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce minimum lot size from 15,000 s.f. to 6,534 s.f. (RH-10 bulk requirements) for construction of a single family residence. Property located at 1 Orchard Hill Dr., Stonington. Assessor's Map 175 Block 3 Lot 7 Zone RM-15.
7. Administrative Review:
8. Review of meeting minutes: 7/9/2013
9. Adjournment:

David Rathbun, Chairman

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STONINGTON, CT  
13 SEP - 9 AM 11:47  
CYNTHIA LADWIG  
TOWN CLERK