



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

RECEIVED FOR RECORD
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13 OCT - 7 AM 8:37
CYNTHIA LADWIG
TOWN CLERK

SPECIAL MEETING
AGENDA
October 8, 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.

***** Please Note Meeting Start Time of 6:30 P.M. *****

1. Call to Order – 6:30 p.m.
2. Executive Session:
Pursuant to Section 1-200(6)(B) of the Connecticut General Statutes, the Stonington Zoning Board of Appeals will meet in executive session with the Town Attorney, special counsel Kevin Tighe and Keith A. Brynes, Town Planner, to discuss pending litigation and strategy and negotiations with respect to pending litigation, namely:
 - Carol Holt vs. Town of Stonington, case pending 2nd Circuit Court of Appeals;
 - Carol Holt vs. Town of Stonington, Joe Larkin (official capacity) and Joe Larkin (individual capacity), case pending in U.S. District Court for Connecticut;
 - Carol Holt vs. Town of Stonington, administrative appeal pending in Connecticut Superior Court;
 - Carol Holt and Thomas Wyper vs. Town of Stonington Zoning Board of Appeals, administrative appeal pending in Connecticut Superior Court.
3. End of Executive Session – Reconvene into Open Session
4. Election of Officers
5. 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 #13-11 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.
 - c. **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. *Rescheduled to 11/12/13*
6. Deliberations & Decisions – Current Applications
7. Old Business:
8. New Business:
 - a. **ZBA #13-13 Normand & Sharon Boulanger (Mercer & Bertsche, Agents)** - Seeking variances from ZR 7.7.8.2.1 Residential Constructions, & ZR 7.7.8.2.3 Elevated Buildings, to allow for exceptions to FEMA construction requirements for substantial improvement to an historic structure. Properties

located at 10 Willow St. & adjacent vacant parcel, Mystic. Assessor's Map 173 Block 12 Lots 5 & 5A. Zone RH-10.

- b. **ZBA #13-14 Brendan Casey** - Seeking a variance from ZR 5.1.1 to reduce the front yard setback from 30' to 8' for construction of a front porch on a SFR. Property located at 18 Golden Rd., Mystic. Assessor's Map 162 Block 5 Lot 3. Zone RA-20 (RA-15 bulk applies).
- c. **ZBA #13-15 Robynne Madison & John Miceli** – Seeking variances from ZR 5.1.1. to reduce the front yard setback from 75' to 30', reduce the northerly side yard setback from 75' to 30', and reduce the 100' non-infringement area to 75" to construct an addition to a SFR and a detached garage. Property located at 105 Lantern Hill Rd., Mystic. Assessor's Map 168 Block 1 Lot 1 Zone GBR-130.

9. Administrative Review:

10. Review of meeting minutes: 9/10/2013

11. Adjournment: