



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

RECEIVED FOR RECORD
STONINGTON, CT
13 NOV - 8 PM 3: 27
CYNTHIA LADWIG
TOWN CLERK

REGULAR MEETING
AMENDED AGENDA
November 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. Election of Officers
3. Public Hearings:
 - 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. *Continued from 10/8/13.*
 - 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. *Rescheduled from 10/8/13*
 - c. **ZBA #13-13 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).
 - d. **ZBA #13-14 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.
 - e. **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.
4. Deliberations & Decisions – Current Applications
5. Old Business:
6. New Business:
 - a. **ZBA #13-16 Seaport RV Resort, LLC** – Seeking a variance from ZR 3.1.4.1 buffer requirements in a GBR-130 zone to reduce the 100' non-infringement area from 100' to 0' to permit paving of an existing gravel driveway. Property located at 45 Campground Rd., Old Mystic. Assessor's Map 167 Block 1 Lot 2 Zone GBR-130.
 - b. **ZBA #13-17 Brian & Blakeley Maggi** – Seeking a variance from ZR 5.1.1 bulk requirements to increase the FAR from 0.04 to 0.189; reduce the front yard setback from 75 ft. to 36.1 ft. and reduce the side yard setback from 75 ft. to 28.8 ft. for construction of an addition to existing residence. Property located at 16 Riverside Dr., Pawcatuck. Assessor's Map 10 Block 8 Lot 25 Zone RC-120
7. Administrative Review:
8. Review of meeting minutes: 10/8/13
9. Adjournment: