TOWN OF STONINGTON

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

AGENDA
REGULAR MEETING
August 11, 2009

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 #09-07 Janette D. Mercer (Peter Gardner) –** Seeking a variance from ZR 5.1.1 bulk requirements to reduce the backyard setback from 50' to 36.9' for construction of a barn. Property located at 248 Pequot Trail, Pawcatuck. Assessor's Map 38 Block 2 Lot 1. Zone RR-80.

   b. **ZBA#09-09 – Thomas & Dorothea Cannan – (Michael Scanlon) –** Seeking a variance from ZR 3.1.4.1 Buffer requirements to permit improvements of existing farm road within 3 feet of wetland in lieu of 100 ft. required. Property located at 339 Pequot Trail, Pawcatuck. Assessor's Map 38 Block 1 Lot 3. Zone GBR-130.

   c. **ZBA #09-10 Gregory & Julia Duba** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 50' to 37 ' for construction of an addition to a single family residence. Property located at 251 Flanders Rd., Stonington. Assessor's Map 124 Block 1 Lot 12. Zone RR-80

   d. **ZBA #09-11 Denise & Gabriel Asfar** – Seeking variances from ZR 5.1.1 Bulk Requirements to reduce lot size from 19,483 sq. ft. to 18,576 sq. ft. and side yard setback from 15' to 12' for the purposes of a lot line adjustment. Property located at 20 Pequotsepos Rd., Mystic. Map 150 Block 1 Lot 24. Zone RA-40.

   e. **ZBA #09-13 Kluepfel Holdings, LLC (John Johnson)** – Seeking variances from ZR 7.10.4.5 to reduce the parking aisle width from 17' to 14'; ZR 7.10.5 to delete the requirement to provide an off-street loading berth; ZR 7.7.8.2.1. and 7.7.8.2.2 for structures below base flood elevation to allow the pre-existing structure to remain including its lowest floor elevation of 8.7' below the base flood elevation; and ZR 7.3.5 design height limitation in coastal areas to increase maximum height from 24' to 52'. Property located at 60 Willow St., Mystic. Assessor's Map 182 Block 1 Lot 11. Zone: MC-80.

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3. Deliberations & Decisions:

4. Old Business:

   a. **ZBA #09-12 Wadawanck Club, Inc. (Michael McKinley)** – Seeking a variance from ZR 7.7 Flood Hazard Areas to reduce the 100 ft. buffer requirement to 40'4" and to allow deck construction to be located below the base flood elevation. Property at 196 Water St., Stonington. Map 101 Block 4 Lot 1 Zone MC-80.

5. New Business:

   a. **ZBA #09-14 Farm Ponds Estates North, LLC (Harry Heller)** – Seeking a variance from ZR 5.1.1 Bulk Requirements to reduce minimum lot area from 80,000 sq. ft. to 46,738 sq. ft. for a pre-existing lot. Property located on the easterly side of No. Anguilla Rd., Stonington. Assessor's Map 42 Block 2 Lot 1. Zone RR-80.

   b. **AAP #09-15 Mark W. Tebbetts** – Request ZBA reinstate Cease & Desist Order #09-05. Property located at 595 Greenhaven Rd., Pawcatuck, CT . Assessor's Map 8 Block 1 Lot 1 Zone RA-20 & RR-80

   c. **AAP #09-16 Patrick & Tracy O'Donnell** – Request ZBA revoke Zoning Permit #09-060. Property located at 489 Greenhaven Rd., Pawcatuck, CT. Assessor's Map 7 Block 1 Lot 48 Zone RA-20.

6. Review of meeting minutes: June 9, 2009 & July 14, 2009

7. Adjournment:

David Rathbun, Chairman