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

AGENDA
REGULAR MEETING
September 8, 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 #09-12 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.

   b. **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. **RESCHEDULED**

   c. **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

   d. **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.

3. Deliberations & Decisions:
4. Old Business:

   a. **ZBA #09-13 Kluepfel Holdings, LLC (John Johnson)** – Seeking a 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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STONINGTON, CT.
09 SEP -4 PM 2:37
CYNTHIA LADWIG
TOWN CLERK

5. New Business:
6. Review of meeting minutes: July 14, 2009 & August 11, 2009
7. Adjournment:

David Rathbun, Chairman