



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

**REGULAR MEETING**  
**AGENDA**  
**December 9, 2014**

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. Old Business
3. Public Hearings:
  - a. **ZBA & CAM #14-16 Gwenmor Marina, Inc.** – Seeking a variance from ZR 4.6.4.1 buffer requirements from 25' to 5'; ZR 5.2.1 bulk requirements for side yard setback from 25' to 18'; ZR 7.7.8.3.1 coastal high hazard areas (VE Zone) minimum distance from CT Coastal Jurisdiction line from 100' to 16' and ZR 7.7.8.3.2 elevation of bottom of lowest floor from 15' to 5' and ZR 7.10.6.7 parking lot buffer requirements from 25' to 5'. Property located at Roseleah Dr., Mystic, CT. Assessor's Map 175, Block 1, Lot 31; Zone MC-80.
  - b. **ZBA #14-18 James S. Smith**– Seeking a variance from ZR 7.14.4.3 to allow for a ground mounted solar array in an Industrial Zone. Property located at 264 Taugwonk Rd., Stonington, CT. Assessor's Map 70, Block 1, Lot 4A; Zone LI-130.
4. New Business
  - a. **ZBA #14-19 66 Wolcott LLC** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 30' to 23'8.5" and reduce the side yard setback from 10' to 7'2" for a dormer and front landing with stairs located within an existing non-conformity. Property located at 66 Wolcott Ave., Stonington CT. Assessor's Map 12, Block 13, Lots 5 & 9; Zone RM-20.
  - b. **ZBA #14-20 Denison Pequotsepos Nature Center Inc. ( Kent & Frost)**– Seeking a variance from ZR 3.2.4.1 & ZR 3.2.4.2.4 to allow for a reduction of the natural resources buffer requirements of 25'-100' to 13' and a reduction of the Special Use Buffer requirement of 35' to 7'. Property located at 162 Greenmanville Ave. Mystic CT. Assessor's Map 172, Block 2, Lot 5; Zone RA-40/RM-15.
5. Administrative Review:
6. Correspondence
7. Review of meeting minutes: 9/9/2014
8. Adjournment:

RECEIVED FOR RECORD  
STONINGTON, CT.  
14 DEC - 8 PM 3:56  
CYNTHIA LADWIG  
TOWN CLERK