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

SPECIAL MEETING
AGENDA
January 13, 2015

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 – 6:30 p.m.
2. Executive Session – Bogdan v. ZBA
3. Old Business
4. Public Hearings: 7:00 p.m.
 - 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 127 Block 13, Lots 5 & 9; Zone RM-20.
 - b. **ZBA & CAM #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. New Business
 - a. **ZBA #15-01 Samuel Piotrkowski, owner; Bruce Hayn, applicant** – Seeking a variance from ZR 5.1.1 Bulk Requirements to reduce the side yard setback from 5' to 3.41' and increase the F.A.R. from .25 to .32 for an addition to the residence and garage. Property located at 12 Willow St., Mystic. Assessor's Map 173 Block 12 Lot 4; Zone RH-10.
 - b. **ZBA #15-02 Helene T. Ozycz** – Seeking a variance from ZR 3.1.1.4 to reduce the side yard setback from 200' to 90' for an existing stable. Property located at 340 New London Turnpike, Stonington. Assessor's Map 138 Block 3 Lot 1; Zone GB-130.
6. Administrative Review:
7. Correspondence
8. Review of meeting minutes: 12/9/2014
9. Adjournment:

TOWN CLERK
CYNTHIA LADWIG
15 JAN 12 AM 11:01
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STONINGTON, CT