



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

REGULAR MEETING
AGENDA
November 10, 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 – 7:00 p.m.
2. Old Business
3. Public Hearings: 7:00 p.m.
 - a. **ZBA #15-17 & CAM Gennaro Modugno** – Seeking a variance from ZR 7.7.8.3.1 to reduce the Coastal High Hazard Area from 100' to 10' for reconstruction of a single family residence. Property located at 35 East Shore Rd., Stonington. Assessor's Map 154 Block 6 Lot 4; Zone RM-20.
 - b. **ZBA #15-18 Matthew Gutmann** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the side yard setback from 75' to 25' for construction of an attached garage. Property located at 69 Wamphassuc Rd., Stonington. Assessor's Map 126 Block 4 Lot 3; Zone RC-120.
4. New Business:
 - a. **ZBA #15-19 Robert J. Perry** – Seeking a variance from ZR 5.1.1 bulk requirements to increase the allowed GFAR from 2, 247 sq.ft. or 15% to 2,764 sq.ft. or 18% for construction of an attached garage. Property located at 1 Geiser St. Mystic, CT 06355. Assessor's Map 161 Block 10 Lot 7A; Zone RA-20.
 - b. **ZBA #15-20 Bruce H. Littman Trust & Catherine I. Littman Trust** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the side yard setback from 67' to 38' & increase the existing GFAR from 9% or 5,516 sq.ft. to 10% or 6,188 sq. ft. for construction of an 672 sq.ft. addition. Property located at 28 Prentice Williams Rd., Stonington CT Assessor's Map 148 Block 2 Lot 1; Zone GB-130.
 - c. **ZBA #15-21 Mary Burton** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 50' to 34' for construction of an second story dormer. Property located at 128 Wolf Neck Rd., Stonington CT Assessor's Map 140 Block 2 Lot 1; Zone RR-80.
5. Administrative Review
6. Correspondence
7. Review of meeting minutes: 10/13/2015
8. Election of Officers
9. Adjournment:

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STONINGTON, CT.

15 NOV -6 PM 3:38

CYNTHIA LADWIG
TOWN CLERK