



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

**REGULAR MEETING**  
**AGENDA**  
**March 10, 2015**  
**AMENDED (3)**

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. Executive Session: Bogdan vs. ZBA
4. Public Hearings: 7:00 p.m.
  - 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 .37 for an additions to the residence and to the garage. Property located at 12 Willow St., Mystic; Assessor's Map 173 Block 12 Lot 4; Zone RH-10.
  - b. **ZBA #15-03 Rebecca Grills** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 30' to 21' for an addition to a single family residence. Property located at 3 Pleasant St., Mystic; Assessor's Map 172 Block 2 Lot 12; Zone RA-20/RA-15 applies.
5. New Business
  - a. **ZBA #15-04 Donald Vail** – Seeking a variance from ZR 5.1.1 bulk requirements to increase the F.A.R. from 25% (5,336 sq.ft.) to 31.5% (6,722 sq.ft.) for a 208 sq.ft. addition. Property located at 64 Washington St., Mystic; Assessor's Map 174 Block 15 Lot 8; Zone RH-10.
  - b. **ZBA #15-05 David Brown & Scott Lane** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 50' to 40'5" for an entry addition. Property located at 67 Collins Rd.; Assessor's Map 125 Block 1 Lot 18; Zone RR-80.
  - c. **ZBA #15-06&CAM David P. Madacsi** – Seeking a variance from ZR 5.2.1 bulk requirements to reduce the front yard setback from 50' to 28.8'; reduce side yard from 25' to 18'; increase height from 20' to 38.5', and ZR 7.7.8.3.1 to reduce distance from the Coastal Jurisdiction Line from 100' to 50' and ZR 7.3.5 to increase Coastal Height Limitation from 24' to 37.2' for demolition and reconstruction of a single family residence. Property located at 53 Roseleah Dr., Mystic. Assessor's Map 175 Block 1 Lot 17; Zone MC-80.
6. Administrative Review:
7. Correspondence
8. Review of meeting minutes: 2/10/2015
9. Adjournment:

RECEIVED FOR RECORD  
STONINGTON, CT.  
15 MAR - 9 PM 1:07  
CYNTHIA LADWIG  
TOWN CLERK