

AGENDA  
ZONING BOARD OF APPEALS  
MARCH 25, 2015 - 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

II. PUBLIC HEARINGS

1. ZBA#15-01 – 40 High Rock Road, Bright Horizons Children Centers LLC/Owner, Stonington Behavioral Health, Inc./Applicant, Brian Smith, Robinson & Cole/Applicant's Agent, for an appeal to the determination letter issued December 23, 2014 by the Manager of Inspection Services that the proposed use does not constitute a hotel/motel under any section of the Zoning Regulations. PIN #169809055861, Office Multi-Family Zone - Continued \*\*
2. ZBA#15-02 – 40 High Rock Road, Bright Horizons Children Centers LLC/Owner, Stonington Behavioral Health, Inc./Applicant, Brian Smith, Robinson & Cole/Applicant's Agent, for a variance to Section 2 (Definitions) for a use variance to permit a living accommodation for addiction disabled individuals consistent with the definition of Hotel/Motel. PIN #169809055861, Office Multi-Family Zone (Coastal Area Management) - Continued \*\*
3. ZBA#15-03 – 156 Ocean View Avenue, Mystic, Pippo Family Trust/Owner, Thomas Townsend/Applicant, Frank Eppinger/Attorney, for a variance to Section 8.6-2B to allow the re-arrangement/movement of the existing non-conforming use. PIN#261805181716, RS-12 zone \*
4. ZBA#15-04 – 1268 Poquonnock Road, City of Groton/Owner, Richard M. Stevens/Applicant, Erica Lotz, PE/Applicant's Agent, for a variance to Section 5.2 to allow 37 feet proposed height instead of 30 feet required height for a process building, to Section 7.2-3(S) for 35 proposed parking spaces instead of 52 required parking spaces for the overall facility. PIN#169807584778, RS-20 zone (Coastal Area Management) \*

III. MEETING FOLLOWING PUBLIC HEARINGS

Decisions on Public Hearing Applications

1. ZBA#15-01 – 40 High Rock Road, Bright Horizons Children Centers LLC/Owner, Stonington Behavioral Health, Inc./Applicant
2. ZBA#15-02 – 40 High Rock Road, Bright Horizons Children Centers LLC/Owner, Stonington Behavioral Health, Inc./Applicant
3. ZBA#15-03 – 156 Ocean View Avenue, Mystic, Pippo Family Trust/Owner, Thomas Townsend/Applicant
4. ZBA#15-04 – 1268 Poquonnock Road, City of Groton/Owner, Richard M. Stevens/Applicant

IV. CORRESPONDENCE

V. APPROVAL OF THE MINUTES OF March 11, 2015 \*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. New Applications

VIII. REPORT OF STAFF

IX. ADJOURNMENT

\* Enclosed

\*\*Enclosed in previous agenda packet

Next meeting: April 8, 2015