

AGENDA  
ZONING BOARD OF APPEALS  
APRIL 27, 2016 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

II. PUBLIC HEARING

1. ZBA#16-04 – 715 Noank-Ledyard Road, Fields of Fire LLC/Applicant, 715 Noank-Ledyard Road LLC/Owner, for a variance to Section 7.3-6 B (Signs Permitted in Residential Districts) to allow a 22 foot x 14 foot (308 SF) sign in lieu of a 24 square foot sign in a residential zone. PIN#260911557487, RU-40 zone and IP-80B zone.\*
2. ZBA#16-05 – 0 North Road, Christ United Methodist Church/Applicant, City of Groton/Owner, for variances to Section 7.3-3 B to allow a sign to project beyond the property line, and Section 7.3-7 to allow a freestanding sign on a parcel not containing the principal use, and to allow for a 1 foot setback on Hazelnut Hill Road and a 3 foot setback on North Road instead of the required 10 feet. PIN#169920812360 E, IP-80C Zone.\*

III. MEETING FOLLOWING PUBLIC HEARINGS

1. ZBA#16-04 – 715 Noank-Ledyard Road, Fields of Fire LLC/Applicant, 715 Noank-Ledyard Road LLC/Owner, for a variance to Section 7.3-6 B (Signs Permitted in Residential Districts) to allow a 22 foot x 14 foot (308 SF) sign in lieu of a 24 square foot sign in a residential zone. PIN#260911557487, RU-40 zone and IP-80B zone.\*
2. ZBA#16-05 – 0 North Road, Christ United Methodist Church/Applicant, City of Groton/Owner, for variances to Section 7.3-3 B to allow a sign to project beyond the property line, and Section 7.3-7 to allow a freestanding sign on a parcel not containing the principal use, and to allow for a 1 foot setback on Hazelnut Hill Road and a 3 foot setback on North Road instead of the required 10 feet. PIN#169920812360 E, IP-80C Zone.\*

IV. CORRESPONDENCE

V. APPROVAL OF MINUTES

1. April 13, 2016\*

VI. OLD BUSINESS

1. Election of Officers

VII. NEW BUSINESS

1. New Applications

HOME Salon & Spa (ZBA16-06), 1045-1047 Poquonnock Road

VIII. REPORT OF STAFF

IX. ADJOURNMENT

\* Enclosed

Next meeting: May 11, 2016