



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

AGENDA
REGULAR MEETING
February 13, 2007

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.

The Stonington Police Station Meeting Room is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

1. Call to order – 7:00 p.m.
2. Public Hearings:
 - a. **ZBA #06-45 Geoffrey Brian Corkhill** - Seeking a variance of ZR 5.1.1 to increase the Floor Area Ratio from 0.25 to 0.30 to construct a 2nd floor addition on property located at 10 Oak Street, Lords Point, Stonington, CT. Assessor's Map 129, Block 2, Lot 3, Zone RM-20.
NEW SUBMITTAL: 01/09/2007
A2 PROVIDED: 01/09/2007
PH TO OPEN: 02/13/2007
 - b. **ZBA #06-46 Peter & Margaret Austin (Susan Camp, L.S.)** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 30 ft. to 22.8 ft. +/- and reduce the rear yard setback from 40 ft. to 12.9 ft. +/- on property located at 28 Quarry Road, Mystic, CT. Assessor's Map 181, Block 1, Lot 9, Zone RM-15.
NEW SUBMITTAL: 01/09/2007
A2 PROVIDED: 01/09/2007
PH TO OPEN: 02/13/2007
 - c. **ZBA #06-47 Mystic Hospitality, LLC c/o Darien Hospitality LLC (JDLR, LLC c/o Theodore Ladwig)** – Seeking a variance of ZR 5.1.1 to increase the Floor Area Ratio from .37 to .385 on property located at 253 Greenmanville Avenue, Mystic, CT. Assessor's Map 171, Block 1, Lot 2, Zone TC-80.
CAM REVIEW REQUIRED.
NEW SUBMITTAL: 01/09/2007
A2 PROVIDED: 01/09/2007
PH TO OPEN: 02/13/2007
3. Deliberations & Decisions:
 - a. **ZBA #06-42 Richard & Linda Skehan (Attila Keller)** – Seeking a variance of ZR 5.1.1 to increase the floor area ratio from .25 or 1,250 sq. ft. to .36 or 1,778 sq. ft. for reconstruction of an existing residence on property located at 57 Langworthy Avenue, Lords Point, Stonington, CT. Assessor's Map 129, Block 17, Lot 4, Zone RM-20.
NEW SUBMITTAL: 12/12/2006
PH OPENED: 12/12/2006
PH CLOSED: 01/09/2007
DELIBERATIONS: 02/13/2007
 - b. **ZBA #06-43 Judith Clinton (Jeffrey Allen)** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 300' to 284' for a free split on property located at 2 Rose Lane, Stonington, CT. Assessor's Map 126, Block 6, Lots 8/9, Zone RC-120.

NEW SUBMITTAL: 12/12/2006
PH OPENED: 01/09/2007
PH CLOSED: 01/09/2007
DELIBERATIONS: 02/13/2007

- c. **ZBA #06-44 Pawcatuck Little League, Inc. (Peter W. Hoops, Esq.)** – Seeking a variance of ZR 5.1.1 to reduce the rear yard setback from 100' to 20' for construction of a storage shed (approximate dimensions of 18' x 12' x 12' high) on property located at North Anguilla Road, Pawcatuck, CT. Assessor's Map 39, Block 1, Lot 1, Zone GB-130.

NEW SUBMITTAL: 12/12/2006
PH OPENED: 12/12/2006
PH CONT TO: 01/09/2007
PH CLOSED: 01/09/2007
DELIBERATIONS: 02/13/2007

4. Old Business:

- a. **ZBA #06-40 William H. Hescocock** – Seeking to overturn the ZEO's decision to issue Zoning Permit 06-140 ZON for the construction of a single family residence on property located at 57 Boulder Avenue, Lords Point, Stonington, CT. Assessor's Map 129, Block 16, Lot 2, Zone RM-20.

NEW SUBMITTAL: 11/14/2006
PH SCHEDULED TO OPEN: 11/14/2006
APPL REQUESTED PH TO OPEN: 12/12/2006
PH OPENED: 12/12/2006
PH CONT TO: 01/09/2007
PH CLOSED: 01/09/2007

NOTE: DELIBERATIONS FOR ZBA #06-40 SCHEDULED FOR 03/13/2007.

- b. **ZBA #06-41 Mark R. Kepple, Esquire** – Seeking to overturn the ZEO's decision to issue Zoning Permit 06-140 ZON for the construction of a single family residence on property located at 57 Boulder Avenue, Lords Point, Stonington, CT. Assessor's Map 129, Block 16, Lot 2, Zone RM-20.

NEW SUBMITTAL: 11/14/2006
PH SCHEDULED TO OPEN: 11/14/2006
APPL REQUESTED PH TO OPEN: 12/12/2006
PH OPENED: 12/12/2006
PH CONT TO: 01/09/2007
PH CLOSED (Special Mtg.): 01/17/2007

NOTE: DELIBERATIONS FOR ZBA #06-41 SCHEDULED FOR 03/13/2007.

5. Review of Outstanding Minutes: 12/12/06, 01/09/07, and 01/17/07.

6. Correspondence:

7. New Submittals:

- a. **ZBA #07-01 Carol Holt** – Seeking to overturn the ZEO's decision to approve Application #06-127 ZON for construction of a 10' x 12' shed on property located at 56 Langworthy Ave., Stonington, CT. Assessor's Map 129, Block 16, Lot 7, Zone RM-20.

NEW SUBMITTAL: 02/13/2007
APPL HAS REQUESTED PH TO OPEN: 04/10/2007

- b. **ZBA #07-02 Liz & Toby Trebilcock (MCM Restoration Corp)** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 75 feet to 64 feet for construction of a 2nd floor addition on property located at 135 Mistuxet Avenue, Mystic, CT. Assessor's Map 162, Block 2, Lot 13, Zone GBR-130.

NEW SUBMITTAL: 02/13/2007
P&Z WAIVER REQUEST: 02/20/2007
PH TO OPEN: TBA

8. Adjournment:

David Rathbun
Chairman