



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

**AMENDED**  
**AGENDA**  
**REGULAR MEETING**  
**July 10, 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 continued:
  - a. **ZBA #07-05 M-R Atlantic Properties, LLC (Nicholas Kepple)** – Seeking to overturn the ZEO's decision to deny Application #07-026 ZON and Cease & Desist Order #06-155 for property located at 8 Marie Avenue, Pawcatuck, CT. Assessor's Map 16, Block 9, Lot 9, Zone RH-10.  
NEW SUBMITTAL: 04/10/2007  
PH OPENED: 05/08/2007  
PH CONT: 06/12/2007  
APPL REQUEST – PH 07/10/2007
  - b. **ZBA #07-07 M-R Atlantic Properties, LLC (Nicholas Kepple)** – Seeking a variance of ZR 5.1.1 to reduce the side yard setback from 20' to 10' for deck and stairs on property located at 8 Marie Avenue, Pawcatuck, CT. Assessor's Map 16, Block 9, Lot 9, Zone RH-10.  
NEW SUBMITTAL: 04/10/2007  
A-2 PROVIDED: 04/10/2007  
PH OPENED: 05/08/2007  
PH CONT: 06/12/2007  
APPL REQUEST – PH 07/10/2007
  - c. **ZBA #07-06 Mario Ritacco (Nicholas Kepple)** – Seeking to overturn the ZEO's decision to deny Application #07-027 ZON and Cease & Desist Order #06-133 for property located at 12 Marie Avenue, Pawcatuck, CT. Assessor's Map 16, Block 9, Lot 7, Zone RH-10.  
NEW SUBMITTAL: 04/10/2007  
PH OPENED: 05/08/2007  
PH CONT: 06/12/2007  
APPL REQUEST – PH 07/10/2007
  - d. **ZBA #07-08 Mario Ritacco (Nicholas Kepple)** – Seeking a variance of ZR 5.1.1 to reduce the rear yard setback from 22' to 20' for structure location on

property located at 12 Marie Avenue, Pawcatuck, CT. Assessor's Map 16, Block 9, Lot 7, Zone RH-10.

NEW SUBMITTAL: 04/10/2007  
A-2 PROVIDED: 04/10/2007  
PH OPENED: 05/08/2007  
PH CONT: 06/12/2007  
APPL REQUEST – PH 07/10/2007

Public Hearings:

- e. **ZBA #07-13 Joseph & Margaret Masterjoseph** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 30' to 14' and increase the Floor Area Ratio from .217 or 2,509 square feet to .230 or 2,661 square feet for three (3) additions on property located at 225 North Water Street, Stonington, CT. Assessor's Map 100, Block 7, Lot 1, Zone RM-20.

NEW SUBMITTAL: 05/08/2007  
A-2 WAIVER REQ: 06/19/2007  
A-2 WAIVER 06/19/2007  
GRANTED:  
PH TO OPEN: 07/10/2007

- f. **ZBA #07-14 Peter & Maureen Kleinknecht (John Casey)** – Seeking to overturn the ZEO's decision to deny Application #07-007 ZON for construction of a single family residence on property located at Quarry Path, Stonington, CT. Assessor's Map 129, Block 7, Lot 4, Zone RC-120.

NEW SUBMITTAL: 06/12/2007  
PH TO OPEN: 07/10/2007  
APPL REQ PH CONT: 08/14/2007

**APPLICANT HAS REQUESTED THE PUBLIC HEARING FOR ZBA #07-14 OPEN ON 7/10/2007 AND BE IMMEDIATELY CONTINUED TO THE 8/14/2007 MEETING.**

- g. **ZBA #07-15 Denise & Gabriel Asfar (Mathew H. Greene, Esq.)** – Seeking a variance of ZR 5.1.1 to reduce the minimum lot size from 40,000 sq. ft. to 19,483 sq. ft. for the purpose of a lot line adjustment on property located at 20 Pequotsepos Road, Mystic, CT. Assessor's Map 150, Block 1, Lot 24, Zone RA-40.

NEW SUBMITTAL: 06/12/2007  
A-2 PROVIDED: 06/18/2007  
PH TO OPEN: 07/10/2007

- h. **ZBA #07-16 Peter & Maureen Kleinknecht (John Casey, Esq.)** – Seeking a variance of ZR 5.1.1 to reduce the rear yard setback from 30' to 10' and ZR 7.7.8.3.1 to reduce the flood hazard setback from 100' to 10' for construction of a single family residence on property located at Quarry Path, Stonington, CT. Assessor's Map 129, Block 7, Lot 4, Zone RC-120. **CAM REVIEW REQUIRED.**

NEW SUBMITTAL: 06/12/2007  
PH TO OPEN: 08/14/2007

**THE PUBLIC HEARING FOR ZBA #07-16 IS SCHEDULED TO OPEN ON AUGUST 14, 2007.**

- i. **ZBA #07-17 Lucille Hall** – Seeking a variance of ZR 5.1.1 to reduce the side yard setback from 15' to 2' for the construction of a garage addition on property located at 17 Fellows Street, Pawcatuck, CT. Assessor's Map 14, Block 13, Lot 9, Zone RH-10.

NEW SUBMITTAL: 06/12/2007

A-2 WAIVER REQ: 06/19/2007  
WAIVER REQ DENIED: 06/19/2007  
PH TO OPEN: TBA

**THE SCHEDULING OF THE PUBLIC HEARING FOR ZBA #07-17 IS  
PENDING THE APPLICANT'S A-2 SURVEY SUBMITTAL.**

- j. **ZBA #07-18 Hugh Platt, Jr. (David Reagan)** – Seeking a variance of ZR 3.1.4.2 to reduce the non-infringement area from 100' to 0' for construction of a driveway and from 100' to 60' for site grading on property located at Wamphassuc Road, Stonington, CT. Assessor's Map 126, Block 6, Lot 1, Zone RC-120.

NEW SUBMITTAL: 06/12/2007  
A-2 WAIVER REQ: 06/19/2007  
A-2 WAIVER 06/19/2007  
GRANTED:  
PH TO OPEN: 07/10/2007  
APPL REQ TO 08/14/2007  
RESCHEDULE PH:

**APPLICANT HAS REQUESTED THE PUBLIC HEARING FOR ZBA #07-18  
BE RESCHEDULED TO OPEN ON 8/14/2007.**

3. Deliberations & Decisions:

4. New Business:

- a. **ZBA #07-19 Readco Stonington LLC; Readco Stonington II LLC; Readco Stonington III LLC (Bohler Engineering)** – Seeking a variance of ZR 7.12.7.1 and ZR 7.12.7.2 to allow for a three-dimensional sign on property located at 85 Voluntown Road, Pawcatuck, CT. Assessor's Map 18, Block 1, Lots 33 & 33A, Zone HI-60.

NEW SUBMITTAL: 07/10/2007  
A-2 PROVIDED: 07/10/2007  
PH TO OPEN: TBA

- b. **ZBA #07-20 Alan Banister (SolarWrights, Inc. - Tonya Morgan)** – Seeking a variance of ZR 5.1.1 to reduce the side yard setback from 25' to 2' for installation of a solar array on property located at 93 Flanders Road, Stonington, CT. Assessor's Map 105, Block 1, Lot 2B, Zone RR-80.

NEW SUBMITTAL: 07/10/2007  
A-2 PROVIDED: 07/10/2007  
PH TO OPEN: TBA

5. Old Business:

- a. **ZBA #07-09 Charles Nado & Leonard Montesi (Steven Marien)** – Seeking a variance of ZR 2.10 to reduce the frontage requirement from 300' to 0' and ZR 3.1.4.2 to reduce the non-infringement area from 100' to 20' for construction of a single family residence on property located at Smail Street, Mystic, CT. Assessor's Map 161, Block 24, Lot 5, Zone RC-120.

NEW SUBMITTAL: 04/10/2007  
A-2 PROVIDED: 04/10/2007  
PH SCHEDULED FOR: 05/08/2007  
(APPLICANT ABUTTER  
NOTIFICATION ERROR):  
PH RESCHEDULED: 06/12/2007  
PH OPENED: 06/12/2007  
PH CLOSED: 06/12/2007  
APPL REQUEST: 08/14/2007

**APPLICANT REQUESTED ZBA #07-09 BE CONT. TO THE 08-14-07 MTG.**

6. Review of Outstanding Minutes: June 12, 2007
7. Correspondence:
8. Adjournment:

David Rathbun  
Chairman