



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

AGENDA
REGULAR MEETING
May 8, 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 #07-04 Richard & Katharine Gildersleeve (Frank Eppinger) –** Seeking a variance of ZR 5.1.1 to increase the maximum height from 25' to 33' 3" for a functional venting cupola for a barn/carriage house style guesthouse on property located at 57 Flanders Road, Stonington, CT. Assessor's Map 105, Block 3, Lot 2, Zone RC-120.
NEW SUBMITTAL: 04/10/2007
A-2 PROVIDED: 04/10/2007
PH TO OPEN: 05/08/2007
- b. 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 TO OPEN: 05/08/2007
- 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 TO OPEN: 05/08/2007
- d. 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 TO OPEN: 05/08/2007

- e. **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 TO OPEN: 05/08/2007

- f. **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 TO 05/08/2007

OPEN:

PH RESCHEDULED 06/12/2007

TO:

DUE TO ABUTTER NOTIFICATION ERROR, THE PUBLIC HEARING FOR ZBA #07-09 HAS BEEN RESCHEDULED TO JUNE 12, 2007.

3. Deliberations & Decisions:

- 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

PH OPENED: 04/10/2007

PH CLOSED: 04/10/2007

DELIBERATIONS: 05/08/2007

- b. **ZBA #07-03 KAC Realty LLC (DiCesare-Bentley Engineers Inc)** – Seeking a variance of ZR 5.1.1 to increase the Floor Area Ratio from 0.6 to 1.04 for residential development/building rehabilitation on property located at 17-19 East Main Street, Mystic, CT. Assessor's Map 174, Block 2, Lot 4, Zone DB-5. **CAM REVIEW REQUIRED.**

NEW SUBMITTAL: 03/13/2007

A-2 PROVIDED: 03/13/2007

APPL SENT TO 03/09/2007

GROTON (ABUTTING TOWN):

CAM APPL SENT TO 03/09/2007

DEP:

PH OPENED: 04/10/2007

PH CLOSED: 04/10/2007

DELIBERATIONS: 05/08/2007

4. New Business:

- a. **ZBA #07-11 Ingrid Bernhard** – Seeking a variance of ZR 3.3.4.2.2 to reduce the 50' buffer to 28' to install an inground swimming pool on property located at 25 Niles Road, Mystic, CT. Assessor's Map 181, Block 2, Lot 9, Zone RM-15.

NEW SUBMITTAL: 05/08/2007

A-2 PROVIDED: 05/08/2007

PH TO OPEN: TBA

- b. **ZBA #07-12 Erik & Janet Nichols MacPeck (Robert Schacht)** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 75' to 2.7' for construction of an addition to a pre-existing non-conforming accessory structure on property located at 19 Latimer Point Road, Stonington, CT. Assessor's Map 154, Block 1, Lot 1, Zone RC-120.

NEW SUBMITTAL: 05/08/2007

A-2 PROVIDED: 05/08/2007

PH TO OPEN: TBA

- c. **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: 05/15/2007

PH TO OPEN: TBA

5. **Old Business:**
6. **Review of Outstanding Minutes:** April 10, 2007
7. **Correspondence:**
8. **Adjournment:**

David Rathbun
Chairman