



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

**AGENDA**  
**REGULAR MEETING**  
**June 12, 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 #07-05 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
  - 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
  - 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
  - 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

- e. **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 TO 06/12/2007  
 OPEN:
- f. **ZBA #07-10 David & Jayne Campagna (Peter Springsteel)** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 75' to 35', reduce the side yard setback from 75' to 73', increase the Floor Area Ratio from .04 to .132 and ZR 3.1.4.2 to reduce the non-infringement area from 100' to 30' for construction of a two (2) story addition on property located at 31 Green Avenue, Pawcatuck, CT. Assessor's Map 10, Block 3, Lot 28, Zone RC-120.  
 NEW SUBMITTAL: 04/10/2007  
 A-2 WAIVER REQUEST 04/11/2007  
 GRANTED:  
 PH TO OPEN: 06/12/2007
- g. **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: 06/12/2007
- h. **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: 06/12/2007
- i. **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  
 PH SCHEDULED TO 07/10/2007  
 OPEN:

**NOTE: THE PUBLIC HEARING FOR ZBA #07-13 TO OPEN 07/10/2007.**

- 3. Deliberations & Decisions:
- 4. New Business:

- a. **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: TBA

- b. **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 20,000 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 WAIVER REQ: 06/19/2007

PH TO OPEN: TBA

- c. **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: TBA

- d. **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

PH TO OPEN: TBA

- e. **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

PH TO OPEN: TBA

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

David Rathbun  
Chairman