



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

**AMENDED
AGENDA
Regular Meeting
March 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 #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 and reduce the non infringement area from 100 feet to 35 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.

NOTE: THE PUBLIC HEARING FOR ZBA #07-02 HAS BEEN RESCHEDULED TO 4/10/2007.

NEW SUBMITTAL: 02/13/2007
P&Z WAIVER REQUEST: 02/20/2007
PH TO OPEN: 04/10/2007

3. Deliberations & Decisions:

4. New Business:

- a. **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
CAM SENT TO DEP: 03/09/2007
PH TO OPEN: 04/10/2007

5. Old Business:

- a. **ZBA #06-40 William H. Hescoc** – 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
OLD BUSINESS: 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
OPEN:

PH OPENED: 12/12/2006
PH CONT TO: 01/09/2007
PH CLOSED (Special Mtg.): 01/17/2007
OLD BUSINESS: 03/13/2007

- c. **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
PH CLOSED: 02/13/2007
DELIBERATIONS: 03/13/2007

6. Review of Outstanding Minutes: February 13, 2007
7. Correspondence:
8. Executive Session: Application ZBA #06-28 – Robert Lamperelli
9. Adjournment:

David Rathbun
Chairman