



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

AGENDA
REGULAR MEETING
August 14, 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 #07-14 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 OPENED/CONT: 07/10/2007
PH CONT: 08/14/2007
 - b. **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
 - c. **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
A-2 SURVEY SUBMITTED: 07/20/2007
PH TO OPEN: 08/14/2007
 - d. **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 GRANTED: 06/19/2007
PH TO OPEN: 07/10/2007
APPL REQ PH OPEN: 08/14/2007

- e. **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: 08/14/2007
 - f. **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: 08/14/2007
3. Deliberations & Decisions:
4. New Business:
- a. **ZBA #07-21 Ruth & C. Lawson Willard** – Seeking a variance of ZR 5.1.1 to reduce the rear yard setback from 50’ to 25’ for the reconstruction of a second story on an existing barn on property located at 229 North Main Street, Stonington, CT. Assessor’s Map 100, Block 16, Lot 2, Zone RR-80.
 - NEW SUBMITTAL: 08/14/2007
 - A-2 WAIVER REQ: 07/17/2007
 - A-2 WAIVER: 07/17/2007
 - GRANTED:
 - PH TO OPEN: TBA
 - b. **ZBA #07-22 Lois Ruth T. Orr (DeCiantis Construction)** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 30’ to 7’ and increase the Floor Area Ratio from .150 to .261 for reconfiguration of the front entryway on property located at 67 Wolcott Avenue, Stonington, CT. Assessor’s Map 127, Block 12, Lot 8, Zone RM-20.
 - NEW SUBMITTAL: 08/14/2007
 - A-2 PROVIDED: 08/14/2007
 - PH TO OPEN: TBA
 - c. **ZBA #07-23 Emilie & Lee Verbridge (Christopher Carey)** – Seeking a variance of ZR 3.1.4.1 to reduce the non-infringement area from 100’ to 80’ for a 30’ x 13’ x 28’ L-shaped garage addition on property located at 29 North Broad Street, Pawcatuck, CT. Assessor’s Map 3, Block 16, Lot 14, Zone GBR-130.
 - NEW SUBMITTAL: 08/14/2007
 - A-2 PROVIDED: 08/14/2007
 - PH TO OPEN: TBA
5. Old Business:
- 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 TO: 07/10/2007
 - PH CLOSED: 07/10/2007
 - OLD BUSINESS: 08/14/2007
 - b. **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 TO: 07/10/2007
PH CLOSED: 07/10/2007
OLD BUSINESS: 08/14/2007

- c. **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: 07/10/2007
APPL REQUEST – PH 07/10/2007
APPL WITHDRAWN: 07/10/2007

APPLICATION ZBA #07-07 WAS WITHDRAWN ON 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: 07/10/2007
PH CLOSED: 07/10/2007
OLD BUSINESS: 08/14/2007

- 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
(APPL ABUTTER NOTIFICATION ERROR):
PH RESCHEDULED: 06/12/2007
PH CLOSED: 06/12/2007
OLD BUSINESS: 08/14/2007

6. Review of Outstanding Minutes: July 10, 2007
7. Correspondence:
8. Adjournment:

David Rathbun
Chairman