



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

**AMENDED AGENDA**  
**REGULAR MEETING**  
**January 9, 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.

1. Call to order – 7:00 p.m.
2. Public Hearings:
  - a. **ZBA #06-40 William H. Hescok** – 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 11/14/2006  
OPEN:  
APPL REQUESTED PH 12/12/2006  
TO OPEN:  
PH OPENED: 12/12/2006  
PH CONT TO: 01/09/2007
  - 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 11/14/2006  
OPEN:  
APPL REQUESTED PH 12/12/2006  
TO OPEN:  
PH OPENED: 12/12/2006  
PH CONT TO: 01/09/2007
  - c. **ZBA #06-42 Richard & Linda Skehan (Attila Keller)** – Seeking a variance of ZR 5.1.1 to increase the floor area ratio from .25 or 1,250 sq. ft. to .36 or 1,778 sq. ft. for reconstruction of an existing residence on property located at 57 Langworthy Avenue, Lords Point, Stonington, CT. Assessor's Map 129, Block 17, Lot 4, Zone RM-20.  
NEW SUBMITTAL: 12/12/2006  
A2 PROVIDED: 12/12/2006  
PH OPENED: 12/12/2006  
PH CONT TO: 01/09/2007
  - d. **ZBA #06-43 Judith Clinton (Jeffrey Allen)** – Seeking a variance of ZR 5.1.1 to reduce the minimum frontage required from 300' to 284' for a free split on property located at 2 Rose Lane, Stonington, CT. Assessor's Map 126, Block 6, Lots 8/9, Zone RC-120.  
NEW SUBMITTAL: 12/12/2006  
A2 WAIVER 11/21/2006

REQUEST: DENIED  
PH SCHEDULED TO 12/12/2006  
OPEN:  
APPL REQUESTED 01/09/2007  
PUBLIC HEARING TO  
OPEN:  
PH TO OPEN: 01/09/2007

- e. **ZBA #06-44 Pawcatuck Little League, Inc. (Peter W. Hoops, Esq.)** – Seeking a variance of ZR 5.1.1 to reduce the rear yard setback from 100' to 20' for construction of a storage shed (approximate dimensions of 18' x 12' x 12' high) on property located at North Anguilla Road, Pawcatuck, CT. Assessor's Map 39, Block 1, Lot 1, Zone GB-130.

NEW SUBMITTAL: 12/12/2006  
A2 WAIVER 11/21/2006  
REQUEST: APPROVED  
PH OPENED: 12/12/2006  
PH CONT TO: 01/09/2007

- f. **ZBA #06-45 Geoffrey B. Corkhill (John P. Casey, Esq.)** – Seeking a variance of ZR 5.1.1 to increase the Floor Area Ratio from 0.25 to 0.31 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: 01/09/2007

- g. **ZBA #06-46 Peter & Margaret Austin (Susan Camp, L.S.)** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 30 ft. to 22.8 ft. +/- and reduce the rear yard setback from 40 ft. to 12.9 ft. +/- on property located at 28 Quarry Road, Mystic, CT. Assessor's Map 181, Block 1, Lot 9, Zone RM-15.

NEW SUBMITTAL: 01/09/2007  
A2 PROVIDED: 01/09/2007  
PH TO OPEN: 01/09/2007

- h. **ZBA #06-47 Mystic Hospitality, LLC c/o Darien Hospitality LLC (JDLR, LLC c/o Theodore Ladwig)** – Seeking a variance of ZR 5.1.1 to increase the Floor Area Ratio from .37 to .385 on property located at 253 Greenmanville Avenue, Mystic, CT. Assessor's Map 171, Block 1, Lot 2, Zone TC-80. **CAM REVIEW REQUIRED.**

NEW SUBMITTAL: 01/09/2007  
A2 PROVIDED: 01/09/2007  
PH TO OPEN: 01/09/2007

3. Deliberations & Decisions:
4. New Business:
5. Old Business:
6. Review of Outstanding Minutes: December 12, 2006
7. Correspondence:
8. Adjournment:

David Rathbun  
Chairman