



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

**AGENDA**  
**REGULAR MEETING**  
**April 10, 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 #07-01 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 TO OPEN: 04/10/2007
  - b. **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 2<sup>nd</sup> floor addition on property located at 135 Mistuxet Avenue, Mystic, CT. Assessor's Map 162, Block 2, Lot 13, Zone GBR-130.  
NEW SUBMITTAL: 02/13/2007  
P&Z WAIVER 02/20/2007  
REQUEST GRANTED:  
PH TO OPEN: 04/10/2007
  - c. **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 TO OPEN: 04/10/2007

3. Deliberations & Decisions:

4. New Business:

- 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: TBA
- 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: TBA
- 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: TBA
- 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: TBA
- 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 TO OPEN: TBA
- g. **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 REQ: 04/11/2007  
PH TO OPEN: TBA

5. Old Business:
6. Review of Outstanding Minutes: March 13, 2007
7. Correspondence:
8. Adjournment:

David Rathbun, Chairman