



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

AMENDED AGENDA
REGULAR MEETING
September 11, 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 #07-17 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 OPENED/CONT: 08/14/2007
PH CONT: 09/11/2007
 - b. **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
PH OPENED/CONT: 08/14/2007
PH CONT: 09/11/2007
 - c. **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 OPENED/CONT: 08/14/2007
PH CONT: 09/11/2007
WITHDRAWN: 09/07/2007
- ZBA APPLICATION #07-19 WAS WITHDRAWN ON SEPTEMBER 7, 2007.**

- d. **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: 09/11/2007
 - e. **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: 09/11/2007
 - f. **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: 09/11/2007
3. Deliberations & Decisions:
4. New Business:
 - a. **ZBA #07-24 Robert & Barbara Lamperelli, Trustees (Garon Camassar)** – Seeking variances of ZR 5.1.1 to reduce the front yard setback from 30' to 7'; reduce the side yard setback from 10' to 2'; reduce the rear yard setback from 40' to 1'; and to increase the Floor Area Ratio from an existing 59% to 80% for a 2nd story construction on property located at 10 Hill Avenue, Stonington, CT. Assessor's Map 129, Block 18, Lot 6, Zone RM-20. **CAM REVIEW REQUIRED.**
NEW SUBMITTAL: 09/11/2007
CAM LETTER SENT: 09/05/2007
A-2 PROVIDED: 09/11/2007
PH TO OPEN: TBA
 - b. **ZBA #07-25 James Bussey** – Seeking a variance of ZR 5.1.1 to increase the Floor Area Ratio from .25 or 1,063 square feet to .28 or 1,194 square feet for the reconstruction of a single family residence on property located at 33 Ashworth Avenue, Stonington, CT. Assessor's Map 127, Block 10, Lot 2, Zone RM-20.
NEW SUBMITTAL: 09/11/2007
A-2 PROVIDED: 09/11/2007
PH TO OPEN: TBA
 - c. **ZBA #07-26 Patricia Delaney (Patrick O'Donnell)** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 20' to 17' for a modification to an existing single family residence on property located at 6 Maple Street, Pawcatuck, CT. Assessor's Map 3, Block 23, Lot 10, Zone RH-10.
NEW SUBMITTAL: 09/11/2007
A-2 WAIVER REQ: 09/18/2007
PH TO OPEN: TBA

5. Old 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 OPENED/CONT: 07/10/2007
PH CONT: 08/14/2007
PH CLOSED: 08/14/2007
OLD BUSINESS: 09/11/2007
 - 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
PH CLOSED: 08/14/2007
OLD BUSINESS: 09/11/2007
6. Review of Outstanding Minutes: August 14, 2007
7. Correspondence:
8. Adjournment:

David Rathbun
Chairman