



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

**AGENDA**  
**REGULAR MEETING**  
**March 11, 2008**

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 #07-31 Raymond Quinlan, Sherry Quinlan & Lydia Teixeira (Theodore Ladwig)** – Seeking a variance of ZR 3.1.4.2 to reduce the non-infringement area from 100' to 50' on property located on Greenhaven Road, Pawcatuck, CT. Assessor's Map 10, Block 7, Lots 16 & 17, Zone RC-120.  
NEW SUBMITTAL: 12/11/2007  
A-2 PROVIDED: 12/11/2007  
PH SCHEDULED: 01/08/2008  
PH RESCHEDULED: 02/12/2008  
PH CONTINUED: 03/11/2008
  - b. **ZBA #07-33 Stanley Cardinal (Mark Kepple)** – Seeking to overturn Cease & Desist Order #07-124 for signage located at the intersection of Stonington Road (Route 1) and Harbor View Terrace, Stonington, CT.  
NEW SUBMITTAL: 01/08/2008  
PH SCHEDULED: 02/12/2008  
PH CONTINUED: 03/11/2008
  - c. **ZBA #08-01 Leslie & David Packer** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 50' to 35' for construction of an addition to a single family residence on property located at 785 Pequod Trail, Stonington, CT. Assessor's Map 83, Block 3, Lot 3, Zone RR-80.  
NEW SUBMITTAL: 02/12/2008  
A-2 WAIVER REQ: 02/19/2008  
PH SCHEDULED: 03/11/2008
  - d. **ZBA #08-02 Mystic Junction, LLC (Suzanne Moore)** – Seeking a variance of ZR 5.2.1 to increase the Floor Area Ratio from .853 or 26,243 sq. ft. to .855 or 26,310 sq. ft. for construction of a covered stairway on property located at 40 Washington St., Mystic, CT. Assessor's Map 174, Block 19, Lot 2, Zone LS-5.  
NEW SUBMITTAL: 02/12/2008  
A-2 PROVIDED: 02/12/2008  
PH SCHEDULED: 03/11/2008

- e. **ZBA #08-03 James Deniger** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 20' to 12' 6" for existing dormers on a single family residence on property located at 89 Liberty Street, Pawcatuck, CT. Assessor's Map 3, Block 13, Lot 4, Zone RH-10.  
NEW SUBMITTAL: 02/12//2008  
A-2 PROVIDED: 02/12/2008  
PH SCHEDULED: 03/11/2008
- f. **ZBA #08-04 Carol Holt** – Seeking to overturn the ZEO's revocation letter dated January 25, 2008 for property located at the corner of Boulder Avenue and Hampton Street, Stonington, CT. Assessor's Map 129, Block 16, Lot 4, Zone RM-20.  
NEW SUBMITTAL: 02/12//2008  
PH SCHEDULED: 03/11/2008
- 3. Deliberations & Decisions:
- 4. New Business:
  - a. **ZBA #08-05 Jeffrey Ricker** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 30' to 17' for construction of additions to a single family residence on property located at 17 Geiser Street, Mystic, CT. Assessor's Map 161, Block 10, Lot 1, Zone RA-20.  
NEW SUBMITTAL: 03/11//2008  
A-2 WAIVER REQ: 03/18/2008  
PH SCHEDULED: TBA
- 5. Old Business:
- 6. Review of Outstanding Minutes: 02/12/2008
- 7. Correspondence:
- 8. Adjournment:

David Rathbun  
Chairman