



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

**AGENDA**  
**REGULAR MEETING**  
**January 13, 2009**

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 – Regular meeting: 7:00 p.m.
2. Public Hearings:

- a. **AAP #08-16 Mason Island, LLC** - Appealing ZEO letter which stated the garage under a building is included as GFA and a deck constructed partially above another open deck, the space underneath the upper most deck is included as part of GFA. Property located at 29-30 Dubois Dr., Mystic. Assessor's Map 175 Block 94 Lot 10 Zone RM-15 / RC-120

**New Submittal: 10/14/08**

**A-2 Survey Provided**

**PH Scheduled: 11/12/08**

**PH Continued: 12/9/08**

**PH Closed: 12/9/08**

- b. **ZBA #08-18 Laurice Richards** – Seeking a variance to reduce the rear yard setback from 100' to 72' and increase the F.A.R. from .04 to .12 and ZR 3.1.4.2 to reduce the non infringement area from 100' to 76'. Property located at 92 Hewitt Rd. Assessor's Map 152 Block 2 Lot 16. Zone RC-120.

**New Submittal: 11/12/08**

**A-2 Waiver Granted: 11/5/08**

**PH Scheduled: 12/9/08**

**PH Continued: 1/13/09**

- c. **ZBA #08-19 Mark Kepple** – Seeking a variance from ZR 5.1.1 to reduce side yard setback from 15' to 5'; reduce the front yard setback from 40' to 25' and increase the maximum height from 30' to 35'. Property located at Island Rd. Assessor's Map 76 Block 1 Lot 3B Zone RA-40.

**New Submittal: 11/12/08**

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CYNTHIA LADWIG  
TOWN CLERK

**A-2 Waiver Granted: 11/5/08**  
**PH Scheduled: 12/9/08**  
**PH Continued: 1/13/09**

- d. **ZBA #08-20 Ocean Community YMCA** – Seeking a variance from ZR 7.3.2 CAM Boundary for dimensional relief for construction of new parking area within 100' non-infringement area. Property located at 1 Harry Austin Dr. Assessor's Map 160, Block 6, Lot 14. Zone RC-120.

**New Submittal: 12/9/08**  
**A-2 Submitted**  
**PH Scheduled: 1/13/09**

- e. **ZBA #08-21 Sebastian Larrea** - Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 20' to 16' for the construction of front steps & landing. Property located at 5 Cherry Street, Pawcatuck. Assessor's Map 3, Block 10, Lot 4. Zone RH-10

**New Submittal: 12/9/08**  
**A-2 Submitted**  
**PH Scheduled: 1/13/09**

3. Deliberations & Decisions:

4. New Business

- a. **ZBA #08-22 – Dale & Pamela Tourville** – Seeking a variance to reduce rear yard setback from 40' to 35' and reduce side yard setback from 10' to 9'10" to rectify errors made in construction of a single family residence. Property located at 93 Sunrise Ave., Pawcatuck. Assessor's Map 7 Block 1 Lot 52. Zone RA-20.

**New Submittal: 1/13/09**

5. Old Business:

- a. **ZBA #08-17 EOF Realty LLC** – Seeking a variance from ZR 3.4.4.3 to reduce the buffer requirement for Special Use Permits from the 35' buffer to a minimum of a 15' buffer adjacent to a proposed parking area. Property located at 595 Greenhaven Rd. Assessor's Map 8 Block 2 Lot 1 & Map 8 Block 1 Lot 1. Zone RA-20.

- i. **New Submittal: 10/14/08**  
ii. **A-2 Provided**  
iii. **PH Scheduled: 11/12/08**

b. Kleinknecht Decision

6. Review of Outstanding Minutes: October 14, 2008; November 12, 2008 & December 9, 2008

7. Correspondence:

8. Adjournment:

David Rathbun  
Chairman