



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

FINAL

**Meeting Minutes**  
**February 12, 2008**

Seated for the meeting were: David Rezendes, Neil Canavan, Fred Deichmann, John Prue and David Rathbun presiding. Alternate Member Lynn Conway and Zoning Official Joseph Larkin were also in attendance.

Chairman Rathbun called the Regular Meeting to order at 7:05 p.m., introduced the members of the Board, announced the procedures that would be followed during the Hearings, and read the definition of hardship. Secretary Neil Canavan announced that the Notice of this Public Hearing was published in the New London Day and Westerly Sun on Friday, February 1, 2008 and Friday, February 8, 2008. He then read the call for the first public hearing:

**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.

*Mr. Rathbun recused himself. Mr. Prue stated his brother is employed by Mr. Quinlan; however, he did not feel this fact would have any effect on his own decision. He offered to recuse himself if the Board, the applicant, or anyone else perceived a conflict of interest. No one voiced any objections to Mr. Prue being seated for this Public Hearing.*

Seated for this Hearing were: Lynn Conway, Neil Canavan, John Prue, David Rezendes and Fred Deichmann, presiding. Mr. Larkin presented staff comments.

Attorney Theodore Ladwig presented the application and answered questions from the Board.

Mark Tebbets of Sunrise Avenue, Pawcatuck spoke in opposition.

Attorney Ladwig requested the Hearing be continued so he could research the documents submitted by Mr. Tebbets.

*Mr. Prue moved to continue the Public Hearing until the March 11, 2008 meeting and Mr. Rezendes seconded. Motion carried unanimously.*

*Mr. Canavan asked for the Town Attorney's advice. Mr. Larkin requested questions for the Town Attorney be put in writing.*

**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.

Seated for this Hearing were: Neil Canavan, John Prue, David Rezendes, Fred Deichmann and David Rathbun, presiding. Mr. Larkin presented staff comments and documents regarding the Cease and Desist Order.

Attorney Mark Kepple and Stanley Cardinal presented their arguments as to why the Order should be overturned.

Mr. Kepple requested that the recording of the Municipal Citation Hearing on this matter be entered into the record.

Brian Beatty spoke in favor of the application.

Speaking in opposition were Mr. and Mrs. Schwarzenbach and Joseph Larkin.

*Mr. Prue moved to continue the Public Hearing to the March 11, 2008 meeting to give the Board time to listen to recorded testimony presented by Attorney Kepple. Mr. Canavan seconded. Motion carried unanimously.*

**New Business:**

**ZBA #08-01 Leslie & David Packer; ZBA #08-02 Mystic Junction, LLC; ZBA #08-03 James Deniger; and ZBA #08-04 Carol Holt.**

*Mr. Rezendes moved to accept these new submittals and schedule them for the March 11, 2008 meeting and Mr. Deichmann seconded. Motion carried unanimously.*

**Review of Outstanding Minutes:**

*Mr. Prue moved to approve the 01/08/08 meeting minutes as written. Mr. Rezendes seconded. Motion carried unanimously.*

**Adjournment:**

*Mr. Prue moved to adjourn, Mr. Canavan seconded. Motion carried unanimously. The meeting adjourned at 9:35 p.m.*

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Neil Canavan, Secretary