

**Zoning Board of Appeals
Regular Meeting
Minutes - Final
December 11, 2012**

Chairman David Rathbun called the Zoning Board of Appeals meeting to order at 7:07 p.m. Members in attendance were David Rathbun, David Rezendes, Lynn Conway, Jack Guyol and alternate Virginia McCormick who was seated. Zoning Official Joseph Larkin was also present. Absent were Matthew Berger and Frederick Deichmann.

Public Hearing:

AAP 12-10 Salvatore Ritacco – Appealing Zoning Enforcement Officer's stipulations of approval of Zoning Permit #10-247. Property located at 84 Liberty St. Pawcatuck. Assessor's Map 3 Block 17 Lot 6 Zone RH-10.

Ms. Conway read the notice of the publication dates and the call for the hearing.

Mr. Larkin noted that the applicant, Salvatore Ritacco was not present. The Board reviewed the letter from the applicant which was received on December 10, 2012 by Fax and the original was received on December 11, 2012. Mr. Larkin read his staff comments into the record and briefly reviewed the application file. Mr. Ritacco had submitted an application for Administrative Appeal of the Zoning Enforcement Officer's decision to the Zoning Board of Appeals.

Mr. Guyol asked what Mr. Ritacco wanted to do. Mr. Larkin stated he wanted to have 2 apartments and a law office, which would be a home occupation, in the building. The building is approved for a 2 family dwelling.

Chairman Rathbun closed this public hearing.

After a brief discussion, the Board agreed that the letter received from Mr. Ritacco was a letter of withdrawal. Mr. Rezendes made a motion to accept the withdrawal based on the letter dated December 10, 2012. Mrs. McCormick seconded the motion and it was passed unanimously.

Old Business:

ZBA #12-11 Russell L. Clark (owner); Daniel Stanavage (applicant) – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the side yard setback from 15' to 4.5' and reduce the front yard setback from 40' to 32' for a dormer addition. Property located at 33 Chapman Lane, Stonington. Assessor's Map 153 Block 1 Lot 9. Zone RR-80 (RA-40 bulk applies)

Mr. Larkin reported that he spoke with the surveyor for the applicant today. Mr. Ham stated that he would have an A-2 survey submitted to the office by next week.

The public hearing for this application is scheduled for 1/8/2013.

New Business:

ZBA #12-12 Eric French, Jr. – Seeking a variance from ZR 3.1.4.2 to permit disturbance within the 100 ft. non-infringement area to allow a span crossing over the Whitford Brook and construction of a residential driveway. Property located on Lantern Hill Rd., Stonington. Assessor's Map 141 Block 1 Lot 2 Zone GB-130.

The public hearing for this application is scheduled for 1/8/2013.

Review of meeting minutes: The Board reviewed the minutes for September 11, 2012. Mr. Guyol made a motion to approve the minutes. Ms. Conway seconded the motion. The minutes were unanimously approved.

Mr. Rezendes made a motion to adjourn. Ms. Conway seconded the motion and it was unanimously approved. The meeting adjourned at 7:32 p.m.


Lynn Conway, Secretary