

# **ZONING BOARD OF REVIEW**

## **AGENDA**

**WEDNESDAY October 1, 2008**

**Town Council Chambers 1670 Flat River Road Work Session &  
Regular Meeting 7:00 p.m.**

### **WORK SESSION**

- 1. Approval of Minutes from September 3, 2008.**
- 2. Approval of Decisions from September 3, 2008.**
- 3. Zoning Enforcement Officer's Staff Report.**
- 4. Discussion of Applications heard during Public Hearing on  
September 3, 2008.**

### **OLD BUSINESS-DECISIONS**

**Applicant: Dave's Marketplace of Coventry, Inc.**

**Owner: David A. Cesario**

**Location of Property: AP 10 Lot 40.11; 2043 Nooseneck Hill Road**

**Zone: GB-1**

**Existing Use: Vacant Lot**

**Proposed Use: Grocery Store**

**Applicant seeks relief from the maximum allowable lot coverage of  
60% impervious cover to 71.1% impervious lot coverage.**

**Applicant: Neil and Donna Lagasse**

**Owner: Same**

**Location of Property: AP 17 Lot 23; 211 Lakehurst Drive**

**Zone: RR2**

**Existing Use: Single-family residence**

**Proposed Use: Same with garage**

**Applicant has requested a dimensional variance to construct a garage in the front yard 3 feet from the property line.**

**Applicant: David Szewczyk**

**Owner: Same**

**Location of Property: AP 320 Lot 31.1; 81 Vaughn Hollow Road**

**Zone: RR5**

**Existing Use: Single-family residence**

**Proposed Use: Same with dog kennel**

**Applicant has requested a special use permit for a dog kennel.**

**Applicant: Wesley P. Morey**

**Owner: Same**

**Location of Property: 57 Raymond's Point Road**

**Zone: RR2**

**Applicant has requested a Special Use Permit to demolish and rebuild**

**a single family dwelling 26'x56' 2 stories on leased land.**

**NEW BUSINESS**

**Applicant: Sturbridge Home Builders, Inc.**

**Owner: Same**

**Location of Property: DeGraide Farm**

**Zone: R20**

**Applicant has requested a final release of Bond in the amount of \$63,000.**

**Phase 1A-\$26,500.00, Phase 1B-\$9,500.00 and Phase 1C-27,000.00**

**Applicant: Patricia Marcotte**

**Owner: Scott & Anne Marcotte**

**Location of Property: AP 305 Lot 33; 630 Weaver Hill Road**

**Zone: RR5**

**Existing Use: Single family with In-law**

**Proposed Use: Same**

**Applicant is requesting renewal of Special Use Permit for the purpose of an In-law.**

**Applicant: Arthur and Donna Rustigian**

**Owner: Same**

**Location of Property: AP 308 Lot 26; 401 Hopkins Hollow Road**

**Zone: RR 5**

**Existing Use: Single family**

**Proposed Use: Single family with In-law**

**Applicants are requesting a one year extension on a Special Use permit granted in September 2007 giving them rights to add an In-law apartment to their dwelling.**

**Individuals requesting interpreter services for the hearing impaired must notify the Zoning Board Secretary at 822-9196, 72 hours in advance of the public hearing date. Devices for the hearing impaired are available.**