



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – February 20, 2007
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Joe Basile (seated 6/6/06)
 - Paul Holland (seated 1/16/07)
 - Rob Marseglia (seated 2/6/07)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Response to Mr. Don Sadowski's December 22, 2006 correspondence to the Commission.
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **PZ0360SD SUP & GPP Meehan Group, LLC** - Application for a forty-eight lot subdivision. Property located on Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Map 165 Block 5 Lots 1 & 14 & Map 148 Block 3, Lots 1 & 3. Zones RA-40 & RR-80. **Request 90-day extension to file final plans.**
 2. **David Beebe** - Request waiver of site plan approval to permit placement of a 40' storage container for landscaping mulch, topsoil & stone. Property located at 16-18 Stonington Rd., Mystic. Assessor's Map 160 Block 2 Lot 3. Zone GC-60
6. Old Business:
 - A. **PZ0702SUP Berstev, LLC (Josh Feldman)** - Application for Special Use Permit to allow liquor sales for consumption on-premises. Property located at 4 Roosevelt Ave., Mystic, CT. Assessor's Map 174, Block 17, Lot 4. Zone LS-5.
NEW SUBMITTAL: 1/16/07
PUBLIC HEARING SET FOR 3/6/07
 - B. **PZ0703SPM LCS Westminster, LLP** – Request for site plan modification to Stoneridge Phase III construction. Modify original Phase III footprint of 23,186SF to 32,860SF. Property located at 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.
NEW SUBMITTAL: 1/16/07
7. Public Hearing: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **PZ0661RA Town of Stonington** – Regulation Amendment to Section 8.7 Fee Schedule to provide a re-application fee process for applications that have been withdrawn prior to Commission review and for Zoning Permit resubmissions within one year of Zoning Official decision. *Continued from 1/16/07*

- B. **PZ0701POCD Town of Stonington (Conservation Commission)** - Plan of Conservation and Development Amendment for the adoption of the Conservation Commission 2006 Open Space Plan.
- C. **PZ0704SUP LCS Westminster, LLP** – Request for Special Use Permit to allow for the construction of a 936 sq. ft. storage garage, a reduction of the approved parking from 431 spaces to 371 spaces, & the associated relocation of 2 carport structures. Property located at 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.

8. New Submittals:

- A. **PZ0705RA Lattizori Development** - Regulation Amendment to create a Mixed Use Transitional District (MUTD) in Section 1.1, add proposed MUTD Regulations (Article VII), and add Projecting Wall Signage language (Section 7.12).
- B. **PZ0706RA Town of Stonington** – Zoning Regulation Amendment to ZR 6.6.5 Drive-in Windows to remove the maximum distance a window can be from a street.
- C. **PZ0707ZC Town of Stonington** – Zoning Map Amendment from Residential RR-80 to Residential RA-20 for properties located on the eastern side of Greenhaven Rd., approximately 242 feet south of Renie Drive, then heading southeast 1137'± to a point; then heading in a northeasterly direction 381'± to a point; then heading in a north direction 478'± to a point; then heading in a northwesterly direction 782'± to a point; then heading in a northerly direction 333'± to a point; then heading in a westerly direction 374'± to a point; then heading in a southerly direction 512'± to the point of beginning. Said area being approximately 15.65 acres and the subject of this application. Involving Map 11, Block 2, Lots 1-4; Map 12, Block 16, Lots 2-5.
- D. **PZ0708SPM IRNM Fee Mystic, LLC (Comfort Inn)** – Site Plan Modification application for 18' x 30' outdoor pool with a 6' x 13' deck at existing hotel building. Site work includes landscaping & relocation of one yard drain & one rain leader. Property located at 48 Whitehall Ave., Mystic, CT. Assessor's Map 164, Block 2, Lot 1. Zone GC-60.

9. Executive Session:

- A. Girouard Associates, Inc., v. Stonington Planning and Zoning Commission
- B. Steinlauf, et al, v. Stonington Planning and Zoning Commission

Outstanding Minutes: #1337, October 17, 2006, approved as amended, not signed; #1341, December 11, 2006, approved as amended, not signed; #1342; December 19, 2006; #1343; January 2, 2007; #1344; January 16, 2007; #1345; February 6, 2007.

The Mystic Middle School 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.

DRAFT AGENDA - ADDENDUM
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10. Additional New Submittals:

- E. **PZ0709SUP Mystic River Marina, Inc. (William Bertsche)** – Request for Special Use Permit to allow for construction of a 12' x 31' one-story addition to existing structure & an 8' x 8' walk-in freezer, as per requirements of 6/28/82 Superior Court judgment. Property located at 36 Quarry Rd., Mystic, CT. Assessor's Map 181 Block 1 Lots 8. Zone RM-15.

- F. **PZ0710CAM Penelope Townsend (Robert Mercer)** – Request for Coastal Area Management review to allow for demo of existing & construction of a new 3,444 sq. ft. single family residence. Property located at 27 Chippechaug Trail, Mystic. Assessor's Map 177 Block 8 Lots 3. Zone RA-20.

- G. **PZ0711SUP C. George Kanabis (Bravo Bravo, LLC)** - Application for Special Use Permit to expand existing restaurant seating capacity by 20 seats, supported by availability of an additional 5 parking spaces. Properties located at 17-19 East Main St. (parking) & 20 East Main St. (restaurant), Mystic, CT. Assessor's Map 174 Block 2 Lot 4 & Map 182 Block 4 Lot 13. Zone DB-5.