



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

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**DRAFT AGENDA**  
**Special Meeting – May 1, 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)
  - Rob Marseglia (seated 4/11/07)
  - Paul Holland (seated 3/20/07)
3. Minutes
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances
  - D. Zoning Enforcement & Violations
  - E. Consent Agenda
    1. **07-114ZON Thomas Capalbo** - Review of a zoning permit for the replacement of an internally illuminated wall sign at 37 South Broad Street, Pawcatuck (Brooks to Rite Aid). Assessor's Map 14, Block 1, Lot 4.
6. Old Business:
  - A. **PZ0701POCD Town of Stonington (Conservation Commission)** - Plan of Conservation and Development Amendment for the adoption of the Conservation Commission 2006 Open Space Plan. *Approved as Amended, 2/20/07 (Draft)*  
PUBLIC HEARING: 5/15/07 #1 (Final Adoption)
  - B. **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 Special Detached Signage language (Section 7.12).  
NEW SUBMITTAL: 2/20/07  
PUBLIC HEARING CONTINUED TO: 6/19/07 #1
  - C. **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.  
NEW SUBMITTAL: 2/20/07  
PUBLIC HEARING RESCHEDULED FOR: 5/15/07 #3
  - D. **PZ0716CAM Patricia Reardon & Eugene Winchester (Karl Norton)** - Application for a Coastal Area Management Review for construction of a single family residence on a 1.75 acre parcel. Property located at 46 Nauyaug Point Rd., Mystic, CT. Assessor's Map 179 Block 4 Lot 12. Zone RA-20.  
NEW SUBMITTAL: 3/20/07
  - E. **PZ0717CAM Ram Point Cove, LLC (Jeff Brown)** - Application for a Coastal Area Management Review for construction of a single family residence on a 0.87 acre parcel. Property located at 22 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 35. Zone RA-20.  
NEW SUBMITTAL: 3/20/07

- F. **PZ0718ZC & CAM Edward & Andrea Besky** - Zoning Map Amendment from Residential RC-120 to Residential RM-20, and a Coastal Area Management Review for property located at 83 Noyes Ave., Stonington, CT. Assessor's Map 129 Block 9 Lot 3. Zones RC-120 & RM-20.  
NEW SUBMITTAL: 3/20/07  
PUBLIC HEARING SET FOR: 5/15/07 #2

7. Public Hearing: 7:30 p.m.: \*\*\* Public Hearing Order Subject to Change \*\*\*

- A. **PZ0715SUP Pequot Mystic Hotel, LLC. (Walter Kunzmann)** - Special Use Permit Application for approval of a special detached sign (100 sq ft) to replace existing detached sign. Property located at 20 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1A. Zone TC-80.
- B. **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.

8. New Submittals:

- A. **PZ0719SD Aborn D. Smith** - Application for a 5-lot subdivision of an approximate 2 acre parcel. Property located at 1 Johnson Street, Pawcatuck. Assessor's Map 14 Block 8 Lot 7. Zone RA-15.
- B. **PZ0720SUP & GPP Mukesh & Meena Patel** - Special Use Permit & Groundwater Protection Permit applications for construction of a 3-story, 75 room hotel on a 4.05 acre parcel. Project includes associated parking, landscaping & sitework. Property located at 349 Liberty St., Pawcatuck, CT. Assessor's Map 17 Block 3 Lot 1. Zone HI-60.
- C. **PZ0721SUP Readco Stonington, LLC**- Special Use Permit application for Pawcatuck Farms signage program. Property located northeast of Route 2 (Liberty St.) & Route 49 (Voluntown Rd.) intersection, Pawcatuck, CT. Assessor's Map 18 Block 1 Lots 33 & 33A & property to be acquired from the State of CT DOT. Zone HI-60.
- D. **PZ0722SUP Davis Standard, LLC** - Special Use Permit application to construct a 35,000± sq. ft. manufacturing building with associated parking, site drainage, water & sewer services, grading, lighting & landscaping. Property located on Extrusion Drive, Pawcatuck, CT. Assessor's Map 36, Block 4, Lot 2E. Zone M-1.

9. Executive Session:

- A. Girouard Associates, Inc., v. Stonington Planning and Zoning Commission

Outstanding Minutes: #1348, March 20, 2007, approved, not signed; #1349, April 3, 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.