



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – January 16, 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 12/11/06)
 - Paul Holland (seated 1/2/07)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **Richard J. Sluszka** - Requesting determination of Zoning District for parcel located at 207 Whitehall Ave., Old Mystic. Assessor's Map 166 Block 4 Lot 5, Zone RA-40. Property owner has a signed, hand-annotated map from 1984 indicating parcel is split by CS-5 Zone line.
 2. **PZ0643SD Carl F. Fusaro, Jr. (Jameson Court)** - Application for an 11-lot subdivision of two (2) parcels (2.3 acres total). Property located at 13 Palmer Street, Pawcatuck. Assessor's Map 4 Block 6 Lots 1 & 13. Zone DB-5. Request 90-day extension to file final plans.
 3. **Robert & Stacey Arruda** – Seeking Commission approval to install water quality restoration device (crushed stone drywell) in Non-Infringement Area per Zoning Regulations Section 1.2. Property located at 80 Coogan Blvd., Mystic CT, Assessor's Map 150, Block 1, Lot 27, Zone GB-130.
 4. **PZ0666SUP IRNM Fee Mystic, LLC (Comfort Inn)** – Requesting temporary use of approved hotel swimming pool addition as outdoor swimming pool. Property located at 48 Whitehall Ave., Mystic, CT. Assessor's Map 164, Block 2, Lot 1. Zone GC-60.
 5. **PZ0656SUP & GPP Readco Stonington, LLC** - Request for approval of Stipulation #12: Stop & Shop elevation along Route 49 shall be redesigned to include additional arch detail. This design shall be approved by the Commission through consent agenda review.
6. Old Business:
 - A. **PZ0658SPA J&B Seidel and R&J Fawcett** – Site Plan Application for the creation of a rear lot to create two (2) parcels for the development of two (2) single family residences. Property located on North Stonington Rd., Stonington, CT. Assessor's Map 138, Block 1, Lot 3. Zone RR-80.
NEW SUBMITTAL: 9/19/06
EXTENSION REQUEST GRANTED: 11/21/06
 - B. **PZ0664SPM & CAM Latimer Point Condominium Assoc., Inc.** – Site plan application for approvals for the additions to existing houses & various deck, shed & stair additions / alterations. Property located at addresses in the southern portion Latimer Point, Stonington, CT. Assessor's Maps/Blocks/Lots: 154/2/13, 154/4/2, 154/4/20, 154/4/27, 154/5/2, 154/5/9, 154/6/8 & 154/6/9. Zone RM-20.
NEW SUBMITTAL: 11/21/06

C. **PZ0669RA MIRG Mystic Harbour, LLC** - Regulation Amendment to Zoning Regulation Section (ZR) 7.19.6.3.2 IHRD New Construction Design Standards to allow for ten (10) units of housing per acre.
NEW SUBMITTAL: 12/19/06
PUBLIC HEARING SET FOR: 2/6/07

D. **PZ0671SUP Stonington Lodge Odd Fellows Corp.** - Special Use Permit application for rehabilitation of existing structure as per ZR 6.6.14. Rehabilitation includes 1st floor retail; 2nd, 3rd & 4th floor residential; parking & landscaping. Property located at 11 Cottrell St., Mystic, CT. Assessor's Map 182 Block 4 Lot 4. Zone DB-5.
NEW SUBMITTAL: 12/19/06
PUBLIC HEARING SET FOR: 2/6/07

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

A. **PZ0659SD & GPP Colin & Wendy Donahue (LeBlanc)** – Subdivision & Groundwater Protection Permit applications for a 5-lot resubdivision of a 43.30 acre parcel. Property located at 490 Al Harvey Rd., Stonington, CT. Assessor's Map 112 Block 3 Lot 2. Zone RR-80.
Extension Request Granted: 12/5/06. *Public Hearing continued from 1/2/07.*

B. **PZ0653SUP & GPP Richard & Constance Morrone** - Special Use Permit & Groundwater Protection Permit applications to permit retail truck rental business on site. Property located at Elmata Ave. (aka White Rock Rd.), Pawcatuck, CT. Assessor's Map 17, Block 2, Lot 8B. Zone HI-60. *Public Hearing continued from 12/5/06.*

C. **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. *Public Hearing continued from 12/5/06.*

D. **PZ0667CNU & CAM Masons Island Landing, LLC** - Applications for Change of Non-Conforming Use & Coastal Area Management Review for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120. *Public Hearing continued from 12/19/06.*

8. New Submittals:

A. **PZ0701POCD Town of Stonington (Conservation Commission)** - Plan of Conservation and Development Amendment for the adoption of the Conservation Commission 2006 Open Space Plan.

B. **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.

Outstanding Minutes: #1337, October 17, 2006; #1340; December 5, 2006 approved as amended, not signed; #1341; December 11, 2006; #1342; December 19, 2006; #1343; January 2, 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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9. New Submittals (Additional):

- C. **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.

- D. **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.