



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – November 20, 2007
Mystic Middle School
204 Mistuxet Avenue, Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Joe Basile (seated 6/20/07)
 - Rob Marseglia (seated 10/16/07)
 - Lynda Trebisacci (seated 10/16/07)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **07-371ZON Randal & Nickie Kilgore** - Request approval to construct 10' x 16' deck on site. Property located at 7 Elizabeth Court, Mystic. Assessor's Map 152 Block 2 Lot 62. Zone RM-20.
 2. **07-389ZON Carl & Dominique Lassell** - Request approval to replace roof with trusses, connecting 2 existing dormers to make one continuous. Property located at 324 Liberty St., Pawcatuck. Assessor's Map 17 Block 1 Lot 11. Zone CS-5.
 3. **PZ0720SUP & GPP Mukesh & Meena Patel. Approval Stipulation #2:** Final architectural plans at the buildable plan level, including all building and detached signage details, shall be reviewed by the Commission through the consent agenda process.
6. Old Business:
 - A. **PZ0731SPA & CAM Market Realty, LLC** - Site Plan Application & Coastal Area Management Review to construct an 18' x 48' 2-story office and retail building (1,728 sq. ft. total) with associated parking and related site improvements. Property located on Stonington Road, Mystic, CT. Assessor's Map 160, Block 2, Lot 5. Zone GC-60.
NEW SUBMITTAL: 7/17/07
 - B. **PZ0732SUP Alva Associates, LLC (Duncklee, Inc.)** - Special Use Permit application to construct three (3) buildings (5,300SF, 6,000SF, & 7,100SF) with associated parking, access drives, grading, lighting & landscaping. Property located at 296 Taugwonk Rd., Stonington, CT. Assessor's Map 70, Block 1, Lot 3. Zone LI-130.
NEW SUBMITTAL: 8/21/07
PUBLIC HEARING CONTINUED TO: 12/4/07 FROM 11/7/07
 - C. **PZ0740SD & CAM Jeffrey & Melanie Buck** - Subdivision Application & Coastal Area Management Review for a 2-lot subdivision of an approximate 2.75 acre parcel. Property located at 79 Palmer Neck Rd., Pawcatuck. Assessor's Map 51 Block 1 Lot 3A. Zone RA-40.
NEW SUBMITTAL: 10/16/07
 - D. **PZ0743SUP Liberty Crossing LLC & Karken LLC (Buchanan Architects)** - Special Use Permit Application for approval of Detached Main Entrance Wall Sign & Landscape Wall Signs. Various properties along Liberty Street & 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20 Block 2 Lots 2 & 4; Map 20 Block 3 Lots 3, 5, 5A, 6-10, 10A, & 11-13; Map 21 Block 1 Lot 39. Zone HI-60.

NEW SUBMITTAL: 10/16/07
PUBLIC HEARING SET FOR: 12/4/07

- E. **PZ0744CAM 228 North Water Street, LLC** - Application for a Coastal Area Management Review to expand existing dock facility, install new boat hauling facility, & rebuild an existing boat launch. Property located at 228 North Water Street, Stonington, CT. Assessor's Map 100 Block 4 Lot 11. Zone MC-80. NEW SUBMITTAL: 10/16/07

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

- A. **PZ0724SUP 228 North Water Street, LLC** - Special Use Permit Application to expand existing dock facility, install new boat hauling facility, & rebuild an existing boat launch. Property located at 228 North Water Street, Stonington, CT. Assessor's Map 100 Block 4 Lot 11. Zone MC-80. *Continued from 10/2/07*
- B. **PZ0741RA Buchanan Architects** - Zoning Regulation Amendment to ZR 7.12.7.4.2 Special Detached Sign to allow for a detached sign for properties abutting I-95, not exceeding 200 SF in area or 30 feet in height; and entrance sign designating only the name of the development & illuminated with "halo" lighting if requested, not exceeding 50 SF in area or 12 feet in height; & two (2) additional landscape wall signs designating the names of tenants, with a total sign area not exceeding 150 SF & a height of 6 feet. The letters of tenant signs may be illuminated with "halo" lighting.
- C. **PZ0742SUP Liberty Crossing LLC & Karken LLC (Buchanan Architects)** - Special Use Permit Application for approval of Building Wall, Internal Use, & Special Detached Signs. Various properties along Liberty Street & 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20 Block 2 Lots 2 & 4; Map 20 Block 3 Lots 3, 5, 5A, 6-10, 10A, & 11-13; Map 21 Block 1 Lot 39. Zone HI-60.

8. New Submittals:

- A. **PZ0745CAM Masons Island Co.** - Application for a Coastal Area Management Review for construction of a single family residence on a 1.01 acre parcel. Property located at 28 School House Road, Mystic, CT. Assessor's Map 180 Block 1 Lot 5. Zone RA-15.
- B. **PZ0746SUP Thomas J. Capalbo, et al** - Special Use Permit Application for change of use to medical clinic (Quest Diagnostics) in Space #12 of existing structure. Approximately 1,334 sq. ft. of interior space will be converted. Property located at 37 South Broad St., Pawcatuck, CT. Assessor's Map 14 Block 1 Lot 4. Zone GC-60.
- C. **PZ0747SD John O S Williams, et al** - Subdivision Application for a 3-lot subdivision of two parcels (approximately 95.96 acres). Property located at Prentice Williams Rd., Stonington. Assessor's Map 137 Block 1 Lot 1 & Map 147 Block 2 Lot 3. Zone GBR-130.
- D. **PZ0748POCD Town of Stonington (Route 1 Corridor Study)** - Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study.
- E. **PZ0749SPM Town of Stonington / Pawcatuck Neighborhood Ctr.** - Site Plan Modification for a 2-story, 3,344 SF addition with elevator (Senior Center) to existing 2-story structure. Project includes additional parking, exterior lighting, porte cochere, drainage & misc. site improvements. Property located at 27 Chase St., Pawcatuck, CT. Assessor's Map 4, Block 5, Lot 10. Zone LS-5.
- F. **PZ0750SD & GPP Charles & Michelle Lekites** - Subdivision Application for a 4-lot re-subdivision of a 25.8± acre parcel. Property located off New London Turnpike, Stonington, CT. Assessor's Map 138, Block 3, Lot 7. Zone GBR-130.

Outstanding Minutes: #1363, October 16, 2007, approved, not signed; #1364, November 7, 2007.

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.