



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting – December 18, 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 12/4/07)
 - Lynda Trebisacci (seated 10/16/07)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of Route 1 Corridor Study & **PZ0748POCD Town of Stonington (Route 1 Corridor Study)**
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **LCS Westminster, LLP** - Request for modification of site landscaping at Stoneridge Continuing Care Facility. Property located at 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.
 2. **PZ0636SUP & CAM Janet Hendel Est. (Mystic Lighthouse Ptrs)** - Request for several minor changes to approved site plan for Special Use Permit & Coastal Area Management Review applications for construction of a 3-story, 92 room hotel on a 3.2 acre parcel. Property located at 6 Hendel Dr., Mystic, CT. Assessor's Map 164 Block 1 Lot 8. Zone GC-60.
 3. **PZ0722SUP Davis Standard, LLC** - Request for modification (parking spaces), to approved site plan for 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.
 4. **PZ0645SUP & GPP Retail Store Construction Co., Inc.** - Request for Commission approval of proposed Lot Line adjustments of properties located on the east and west sides of between 476 – 546 Liberty Street (CT Route 2) south of the intersection of Route 2 & Interstate 95, and 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20, Block 2, Lots 2 & 4; Map 20, Block 3, Lots 3, 5, 5A, 6, 7, 8, 9, 10, 10A, 11, 12 & 13, & Map 21, Block 1, Lot 39, Zone HI-60.
6. Old Business:
 - A. **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: 1/2/08
 - B. **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.
NEW SUBMITTAL: 11/20/07

- C. **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.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING SET FOR: 1/2/08
- D. **PZ0747SD John O S Williams, et al** - Subdivision Application & Groundwater Protection Permit 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.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING SET FOR: 1/2/08
- E. **PZ0748POCD Town of Stonington (Route 1 Corridor Study)** - Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING SET FOR: 1/15/08
- F. **PZ0750SD & GPP Charles & Michelle Lekites** - Subdivision Application & Groundwater Protection Permit 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.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING SET FOR: 1/2/08

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

- A. **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. *Continued from 11/20/07*
- B. **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.
Continued from 11/20/07
- C. **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.
Continued from 12/4/07

8. New Submittals:

- A. **PZ0751BR Paul Linehan** - Application for reduction of a \$108,500.00 Road Construction & Public Improvement bond associated with PZ0621SD United Congregational Church of Westerly. Requesting reduction of bond to \$8,900.00. Property located at 9 Castle Hill Road, Pawcatuck, CT. Map 15 Block 9 Lot 1. Zone RA-20.
- B. **PZ0752SUP Peter Fleming & Scott Nye (Fleming's)** – Special Use Permit approval to add an 8' x 100' roof overhang & wood siding to existing building and replace existing 18 sq. ft. I.D. sign with 80 sq. ft. lighted I.D. sign. Remove 1200 sq. ft. of billboards and replace with 600 sq. ft. of billboards, one double-sided, lighted 10' x 30' x 15' single-pole mounted. Property located at 786 Stonington Rd. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.
- C. **PZ0753SUP Mall, Inc.** - Special Use Permit application to construct a 20' x 20' addition to existing structure (Olde Mistick Village Cinemas) for a live performance theater. The addition will include dressing rooms & restrooms, reducing the amount of seating in the existing theater. Property located at 27 Coogan

Blvd., Mystic, CT. Assessor's Map 164, Block 3, Lot 1. Zone TC-80.

Outstanding Minutes: #1363, October 16, 2007, approved, not signed; #1364, November 7, 2007, approved, not signed; #1365, November 20, 2007; #1366, December 4, 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.