



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – February 6, 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 1/16/07)
 - Paul Holland (seated 1/16/07)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **Amendment to PZ0238SUP Aramark Corp. (Sea Research Fnd.)** – Request conversion of Lakeside Patio back to exhibition space. Property located at 55 Coogan Blvd. Assessor's Map 164 Block 3 Lot 2; Map 150 Block 1 Lots 28, 28A & 28B. Zone TC-80.
 2. **07-020ZON Carla Enterprises** - Request waiver of site approval for an 11' x 14' addition to existing structure. Property located at 59 Williams Ave., Mystic. Assessor's Map 161 Block 20 Lot 7. Zone LS-5.
 3. 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. **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Amendment to Section 8.7 Fee Schedule to provide a re-application fee process for applications that have been withdrawn prior to Commission review and for Zoning Permit resubmissions within one year of Zoning Official decision.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 to 2/20/07.*
 - 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
EXTENSION REQUEST APPROVED: 1/16/07
 - C. **PZ0701POCD Town of Stonington (Conservation Commission)** - Plan of Conservation and Development Amendment for the adoption of the Conservation Commission 2006 Open Space Plan.
NEW SUBMITTAL: 1/16/07
PUBLIC HEARING SET FOR 2/20/07

- D. **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
- E. **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
- F. **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.
NEW SUBMITTAL: 1/16/07
PUBLIC HEARING SET FOR 2/20/07

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

- A. **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 1/16/07.
- B. **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.
- C. **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.

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.

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.