



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – October 16, 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 10/2/07)
 - Paul Holland (seated 10/2/07)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Election of Officers
 - C. ZEO - Pending Variances
 1. **ZBA #07-27 Christopher & Katharine Smith** - Request waiver of A-2 survey.
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **07-358ZON Eugene & Robert Garbarino (Andrew Madsen)** - Request change of use for operation of retail restaurant and associated signage. Property located at 32 Williams Ave., Mystic, CT. Assessor's Map 161 Block 16 Lot 2. Zone LS-5.
6. Old Business:
 - 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.
NEW SUBMITTAL: 6/19/07
PUBLIC HEARING CONTINUED TO: 11/20/07 FROM 10/2/07
 - B. **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
 - C. **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: 11/7/07 FROM 10/2/07
7. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **PZ0735SUP Pequot Mystic Hotel, LLC** - Special Use Permit Application for installation of a special detached sign with internal illumination. Property located at 20 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1A. Zone TC-80.

- B. **PZ0736SUP Anthony J. Torraca** - Special Use Permit Application to allow for outdoor seating (16 seats) at existing restaurant in accordance with Section 6.6.16.14. Property located at 6 Holmes St., Mystic, CT. Assessor's Map 174 Block 2 Lot 2. Zone DB-5.
- C. **PZ0737SUP & CAM Alamo, LLC** - Special Use Permit Application & Coastal Area Management Review for the conversion of an existing structure into offices, construction of a 2-story (30' x 66') addition & a 4,950 sq. ft. 1-story building, including associated, parking, drainage, and associated site improvements. Property located at 19 Old Stonington Rd., Stonington, CT. Assessor's Map 153 Block 1 Lot 2. Zone GC-60.
- D. **PZ0738RA KAC Realty, LLC** – Zoning Regulation Amendment to Section 6.6.14 Rehabilitation of Existing Buildings to authorize additional floor area ratio for new construction in the DB-5 Zone where restrictions on use are imposed by the FHOD designations and limitations in Section 7.7.

8. New Submittals:

- A. **PZ0740SD & CAM Jeffrey & Melanie Buck** - Subdivision Application & Coastal Area Management Review for a 2-lot re-subdivision of an approximate 2.75 acre parcel. Property located at 79 Palmer Neck Rd., Stonington. Assessor's Map 51 Block 1 Lot 3A. Zone RA-40.

9. Executive Session:

Pending Litigation - **T. F. Buxton v. Stonington P&Z Commission**

Outstanding Minutes: #1358, August 13, 2007, approved, not signed; #1359, August 21, 2007, approved, not signed; #1360, September 4, 2007, approved, not signed; #1361, September 18, 2007; #1362, October 2, 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.