



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – December 4, 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. **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.
 2. **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.
6. Old Business:
 - 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.
NEW SUBMITTAL: 10/16/07
PUBLIC HEARING CONTINUED TO: 12/18/07 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.
NEW SUBMITTAL: 10/16/07
PUBLIC HEARING CONTINUED TO: 12/18/07 FROM 11/20/07
 - C. **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
 - D. **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

- E. **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.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING SET FOR: 1/2/08
- F. **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
- G. **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.
NEW SUBMITTAL: 11/20/07
- H. **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. **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. *Continued from 11/7/07*
- B. **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.

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