



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

---

**DRAFT AGENDA**  
**Special Meeting – March 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)
  - Paul Holland (seated 1/16/07)
  - Rob Marseglia (seated 2/6/07)
3. Minutes
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances
  - D. Zoning Enforcement & Violations
  - E. Consent Agenda
    1. **07-048ZON Stonington COMO (Jonathan Conradi)** - Application to construct a 12' x 12' pavilion on site in recreation area (Boy Scout project). Property located at 45 Cutler St., Stonington, CT. Map 101 Block 25 Lot 6. Zone DB-5.
    2. **PZ0360SD SUP & GPP Meehan Group, LLC** - Application for a forty-eight lot subdivision. Property located on Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Map 165 Block 5 Lots 1 & 14 & Map 148 Block 3, Lots 1 & 3. Zones RA-40 & RR-80. **Consideration of new road name per stipulation of approval #8.**
    3. **07-058ZON Open Door Baptist Church** - Application to pave grass area to widen section of driveway. Property located at 475 Pequot Trail, Pawcatuck, CT. Map 60 Block 1 Lot 1F. Zone RR-80.
    4. **07-059ZON McQuade's Marketplace, LLC** - Application to locate a 6' x 19.5' sound-proofed backup generator enclosure on site. Property located at 14 Clara Drive, CT. Map 164 Block 4 Lot 3. Zone TC-80.
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Amendment to Section 8.7 Fee Schedule to provide a re-application fee process for applications that have been withdrawn prior to Commission review and for Zoning Permit resubmissions within one year of Zoning Official decision. *PH closed 2/20/07.*
  - B. **PZ0701POCD Town of Stonington (Conservation Commission)** - Plan of Conservation and Development Amendment for the adoption of the Conservation Commission 2006 Open Space Plan. *Approved as Amended, 2/20/07 (Draft)*
  - C. **PZ0705RA Lattizori Development** - Regulation Amendment to create a Mixed Use Transitional District (MUTD) in Section 1.1, add proposed MUTD Regulations (Article VII), and add Special Detached Signage language (Section 7.12).  
NEW SUBMITTAL: 2/20/07  
PUBLIC HEARING SET FOR: 4/3/07 #1
  - D. **PZ0706RA Town of Stonington** – Zoning Regulation Amendment to ZR 6.6.5 Drive-in Windows to remove the maximum distance a window can be from a street.  
NEW SUBMITTAL: 2/20/07  
PUBLIC HEARING SET FOR: 4/3/07 #2

- E. **PZ0707ZC Town of Stonington** – Zoning Map Amendment from Residential RR-80 to Residential RA-20 for properties located on the eastern side of Greenhaven Rd., approximately 242 feet south of Renie Drive, then heading southeast 1137'± to a point; then heading in a northeasterly direction 381'± to a point; then heading in a north direction 478'± to a point; then heading in a northwesterly direction 782'± to a point; then heading in a northerly direction 333'± to a point; then heading in a westerly direction 374'± to a point; then heading in a southerly direction 512'± to the point of beginning. Said area being approximately 15.65 acres and the subject of this application. Involving Map 11, Block 2, Lots 1-4; Map 12, Block 16, Lots 2-5.  
NEW SUBMITTAL: 2/20/07  
PUBLIC HEARING SET FOR: 5/1/07 #1
- F. **PZ0708SPM IRNM Fee Mystic, LLC (Comfort Inn)** – Site Plan Modification application for 18' x 30' outdoor pool with a 6' x 13' deck at existing hotel building. Site work includes landscaping & relocation of one yard drain & one rain leader. Property located at 48 Whitehall Ave., Mystic, CT. Assessor's Map 164, Block 2, Lot 1. Zone GC-60.
- G. **PZ0709SUP Mystic River Marina, Inc. (William Bertsche)** – Request for Special Use Permit to allow for construction of a 12' x 31' one-story addition to existing structure & an 8' x 8' walk-in freezer, as per requirements of 6/28/82 Superior Court judgment. Property located at 36 Quarry Rd., Mystic, CT. Assessor's Map 181 Block 1 Lot 8. Zone RM-15.  
NEW SUBMITTAL: 2/20/07  
PUBLIC HEARING SET FOR: 3/20/07 #1
- H. **PZ0710CAM Penelope Townsend (Robert Mercer)** – Request for Coastal Area Management review to allow for demo of existing & construction of a new 3,444 sq. ft. single family residence. Property located at 27 Chippechaug Trail, Mystic. Assessor's Map 177 Block 8 Lot 3. Zone RA-20.  
NEW SUBMITTAL: 2/20/07
- I. **PZ0711SUP C. George Kanabis (Bravo Bravo, LLC)** - Application for Special Use Permit to expand existing restaurant seating capacity by 20 seats, supported by availability of an additional 5 parking spaces. Properties located at 17-19 East Main St. (parking) & 20 East Main St. (restaurant), Mystic, CT. Assessor's Map 174 Block 2 Lot 4 & Map 182 Block 4 Lot 13. Zone DB-5.  
NEW SUBMITTAL: 2/20/07  
PUBLIC HEARING SET FOR: 3/20/07 #2
- J. **PZ0712SUP Noank Shipyard, Inc. (John Holstein)** - Special Use Permit Application for approval of required parking spaces in regards to additional slips recently approved by the CTDEP. ZR 7.10.4.4 requires 61 spaces (122 slips). Properties located on Washington & Willow Streets, Mystic, CT. Assessor's Map 182 Block 1 Lots 6, 7, 8, 12 & 16. Zones RC-120 & MC-80.  
NEW SUBMITTAL: 2/20/07  
PUBLIC HEARING SET FOR: 3/20/07 #3
- K. **PZ0713ZC MIRG Mystic Harbour, LLC** - Zoning Map Amendment to increase the number of housing units from 47 to 55, as per ZR 7.19.6.3.2. Property located at 2 Harry Austin Drive, Mystic, CT. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.  
NEW SUBMITTAL: 2/20/07  
PUBLIC HEARING SET FOR: 3/20/07 #4  
APPLICANT REQUESTS WITHDRAWAL

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

- A. **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.

Outstanding Minutes: #1342; December 19, 2006, approved not signed; #1343; January 2, 2007, approved not signed; #1344; January 16, 2007, approved not signed; #1345; February 6, 2007, approved not signed; #1346; February 20, 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.

**ADDENDUM**  
**Special Meeting – March 6, 2007**  
**Mystic Middle School**  
**204 Mistuxet Avenue**  
**Mystic, CT**

8. New Business:

**PZ0714ZC MIRG Mystic Harbour, LLC** - Zoning Map Amendment to increase the number of housing units from 47 to 55, as per ZR 7.19.6.3.2. Property located at 2 Harry Austin Drive, Mystic, CT. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2.