



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – November 7, 2007
Mystic Middle School
204 Mistuxet Avenue, Mystic, CT

1. Call to order 6:30 p.m.
2. Executive Session:

Pending Litigation - **T. F. Buxton v. Stonington P&Z Commission**
3. Appoint Alternates:
 - Joe Basile (seated 6/20/07)
 - Rob Marseglia (seated 10/16/07)
 - Lynda Trebisacci (seated 10/16/07)
4. Minutes
5. Correspondence:
6. Reports:
 - A. Staff
 - B. Commission
 1. Election of Officers
 2. Administrative Review of Route 1 Corridor Study
 3. Preliminary discussion of Potential Change of Non-conforming Use Application to modify existing billboards and signage at Fleming's Feed and Hardware. Property located at 786 Stonington Rd. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **PZ0668SPA & GPP Sea Well Enterprises (Greg Daley)** – Modification to approved Site Plan & Ground Water Protection Permit applications for demolition of existing structure for construction of a 1,840 sq. ft. retail restaurant (8-seat Dunkin Donuts), & associated parking, loading bay, & landscaping/lighting. Property located at 19 Liberty St., Pawcatuck, CT. Assessor's Map 1 Block 3 Lots 17, 18 & 19. Zone DB-5.
 2. **Donald & Margaret Robinson** - Request approval for excavation (.67± acres) of a dug pond as a water quality restoration activity. Property located at 283 North Anguilla Rd., Stonington. Assessor's Map 45 Block 1 Lot 2. Zone GBR-130.
 3. **07-375ZON Christos & Reveka Tsiakiris** - Request approval to construct 10' x 25' pergola on site. Property located at 38 South Broad St., Pawcatuck. Assessor's Map 14 Block 3 Lot 1. Zone LS-5.
7. 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. **PZ0740SD & CAM Jeffrey & Melanie Buck** - Subdivision Application & Coastal Area Management Review for a 2-lot subdivision of an approximate 2.75 acre parcel. Property located at 79 Palmer Neck Rd., Pawcatuck. Assessor's Map 51 Block 1 Lot 3A. Zone RA-40.
NEW SUBMITTAL: 10/16/07
- D. **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 SET FOR: 11/20/07
- E. **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 SET FOR: 11/20/07
- F. **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.
NEW SUBMITTAL: 10/16/07
PUBLIC HEARING SET FOR: 12/4/07
- G. **PZ0744CAM 228 North Water Street, LLC** - Application for a Coastal Area Management Review 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: 10/16/07
8. 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. *Applicant requests a continuance of the Public Hearing to 12/4/07.*
- B. **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. *Continued from 10/16/07.*
- C. **PZ0737SUP & CAM Alamoe, 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. *Continued from 10/16/07.*

Outstanding Minutes: #1361, September 18, 2007 approved, not signed; #1362, October 2, 2007, approved, not signed; #1363, October 16, 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.