



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

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**DRAFT AGENDA**  
**Special Meeting – April 11, 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 4/3/07)
  - Paul Holland (seated 3/20/07)
3. Minutes
4. Correspondence:
  - A. Don Sadowski's 2/25/07 letter to the Board of Selectmen 2/28/07 meeting
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances
    1. **ZBA #07-10 David & Jayne Campagna (Peter Springsteel)** - Request waiver of A-2 survey.
  - D. Zoning Enforcement & Violations
  - E. Consent Agenda
    1. **C.G.S. 8-24 Review** - Town Dock Electrical Project
    2. **Katherine DeSousa** – Waiver of Site Plan Approval for creation/approval of rear lot existing since 1975. Assessor's Map 154, Block 1, Lot 2, Latimer Point Road, Zone RC-120. Variance granted (#668) and Zoning Permit issued (#75-100).
    3. **PZ0657SPA & CAM Peggy Pelland** - Request change to previously approved site plan for an addition to the rear of the building, demo of a portion of the existing structure, & associated site improvements (Phase 1), and the addition to the front of the structure (Phase 2).
6. Old Business:
  - A. **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)*
  - B. **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 CONTINUED TO: 5/2/07
  - C. **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 RESCHEDULED FOR: 5/15/07 #2
  - D. **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 #2

- E. **PZ0715SUP Pequot Mystic Hotel, LLC. (Walter Kunzmann)** - Special Use Permit Application for approval of a special detached sign (100 sq ft) to replace existing detached sign. Property located at 20 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1A. Zone TC-80.  
NEW SUBMITTAL: 3/20/07  
PUBLIC HEARING SET FOR: 5/1/07 #1
- F. **PZ0716CAM Patricia Reardon & Eugene Winchester (Karl Norton)** - Application for a Coastal Area Management Review for construction of a single family residence on a 1.75 acre parcel. Property located at 46 Nauyaug Point Rd., Mystic, CT. Assessor's Map 179 Block 4 Lot 12. Zone RA-20.  
NEW SUBMITTAL: 3/20/07
- G. **PZ0717CAM Ram Point Cove, LLC (Jeff Brown)** - Application for a Coastal Area Management Review for construction of a single family residence on a 0.87 acre parcel. Property located at 22 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 35. Zone RA-20.  
NEW SUBMITTAL: 3/20/07
- H. **PZ0718ZC & CAM Edward & Andrea Besky** - Zoning Map Amendment from Residential RC-120 to Residential RM-20, and a Coastal Area Management Review for property located at 83 Noyes Ave., Stonington, CT. Assessor's Map 129 Block 9 Lot 3. Zones RC-120 & RA-20.  
NEW SUBMITTAL: 3/20/07  
PUBLIC HEARING SET FOR: 5/15/07 #1

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

- A. **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.
- B. **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

Outstanding Minutes: #1348, March 20, 2007, approved, not signed; #1349, April 3, 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.