



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – April 3, 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 3/20/07)
 - Paul Holland (seated 3/20/07)
3. Minutes
4. Correspondence:
 - A. Response to Mr. Tamsky's letter of resignation from the Zoning Board of Appeals
 - B. Don Sadowski's 2/25/07 letter to the Board of Selectmen 2/28/07 meeting
5. Reports:
 - A. Staff
 - B. Commission
 1. Town Attorney Reference #3469: interpretation of home day care permitting.
 - C. ZEO - Pending Variances
 1. **ZBA#07-04 Richard & Katharine Gildersleeve** - Request waiver of A-2 survey
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **PZ0659SD & GPP Colin & Wendy Donahue** - Subdivision & Groundwater Protection Permit applications for a 5-lot resubdivision of a 43.30 acre parcel. Request 90-day extension to file final mylars.
 2. **PZ0254SUP Sea Research Fnd., Inc.** - Request to extend Special Use Permit for an additional 5-year period, to be reconsidered in 2112 by PZC through Consent Agenda.
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. **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
 - C. **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.
NEW SUBMITTAL: 2/20/07

PUBLIC HEARING SET FOR: 4/11/07 #2

- D. **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.
NEW SUBMITTAL: 3/6/07
PUBLIC HEARING SET FOR: 4/11/07 #1
- 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. **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).
- B. **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.

Outstanding Minutes: #1343, January 2, 2007, approved, not signed; #1345, February 6, 2007, approved, not signed; #1347, March 6, 2007, approved, not signed; #1348, March 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.