



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

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**DRAFT AGENDA**  
**Regular Meeting – July 17, 2007**  
**Pine Point School**  
**89 Barnes Road, Stonington, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Joe Basile (seated 6/20/07)
  - Rob Marseglia (seated 6/27/07)
  - Paul Holland (seated 6/19/07)
3. Minutes
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances
    1. **ZBA #07-21 Ruth & C. Lawson Willard** - Request waiver of A-2 survey.
  - D. Zoning Enforcement & Violations
  - E. Consent Agenda
    1. **07-135ZON Richard Larson** - Request waiver of site plan for renovations to existing structure at 28 Roseleah Drive, Mystic. Assessor, Map 175 Block 1 Lot 28. MC-80.
    2. **PZ0656 SUP & GPP Readco Stonington, LLC** - Modifications to curb cut and pedestrian walkway for approved site plan.
    3. **PZ0704SUP LCS Westminster, LLC** – Modifications to approved site plan to reduce the size of landscaped berm in a specific area, reallocate building square footage, and add emergency generator. 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.
    4. **C.G.S. 8-24 Review** - Senior Center @ Pawcatuck Neighborhood Center Addition Project.
    5. **PZ0659SD & GPP Colin & Wendy Donahue (LeBlanc)** – Request to grant a second 90-day extension to file final subdivision plans.
6. Old Business:
  - A. **PZ0723CAM Elizabeth P. White** - Application for a Coastal Area Management Review for demolition of an existing structure and construction of a single family residence on a .748 acre parcel. Property located at 4 Black Duck Rd., Mystic, CT. Assessor's Map 176 Block 4 Lot 4. Zone RA-20.  
NEW SUBMITTAL: 6/19/07
  - B. **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 SET FOR: 8/21/07
  - C. **PZ0725CAM Erica B. Hall** - Application for a Coastal Area Management Review for demolition of an existing structure and construction of a single family residence on a .41 acre parcel. Property located at 155 River Road, Pawcatuck, CT. Assessor's Map 6 Block 4 Lot 19. Zones RA-15 & RC-120.  
NEW SUBMITTAL: 6/19/07
  - D. **PZ0726SUP Mystic River Marina** - Application for Special Use Permit to allow limited liquor sales for consumption on-premises at existing restaurant (The Blue Door). Property located at 36 Quarry Road, Mystic, CT. Assessor's Map 181, Block 1, Lot 8. Zone RM-15.

7. Public Hearing: 7:30 p.m.: \*\*\* Public Hearing Order Subject to Change \*\*\*
- A. **PZ0701POCD Town of Stonington (Conservation Commission)** - Plan of Conservation and Development Amendment for the final adoption of the Conservation Commission 2006 Open Space Plan. Draft Approved as Amended, 2/20/07. **The Draft Open Space Plan is on file in the Town Clerk's Office.**
  - 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.
  - C. **PZ0719SD Aborn D. Smith** - Application for a 5-lot subdivision of an approximate 2 acre parcel. Property located at 1 Johnson Street, Pawcatuck. Assessor's Map 14 Block 8 Lot 7. Zone RA-15. *Rescheduled from 6/5/07.*
  - D. **PZ0720SUP & GPP Mukesh & Meena Patel** - Special Use Permit & Groundwater Protection Permit applications for construction of a 3-story, 75 room hotel on a 4.05 acre parcel. Project includes associated parking, landscaping & sitework. Property located at 349 Liberty St., Pawcatuck, CT. Assessor's Map 17 Block 3 Lot 1. Zone HI-60. *Continued from 6/5/07.*
8. New Submittals
- A. **PZ0727SUP Stanhope LLC (Amerisuites)** - Application for Special Use Permit to allow liquor sales for consumption on-premises at existing restaurant in hotel. Property located at 224 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 2, Lot 4. Zone TC-80.
  - B. **PZ0728CNU Girlie 2, LLC** - Application for Change of Non-Conforming use to operate take-out delicatessen & retail in approximately 800 sq. ft. of existing structure. Property located at 210 South Broad St., Pawcatuck. Assessor's Map 36 Block 4 Lot 1. Zone M-1.
  - C. **PZ0729ZC & 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 & RM-20.
  - D. **PZ0730ZC & CAM Joanne Colli, Trustee-** Zoning Map Amendment & Coastal Area Management Review for Commercial GC-60 to TC-80, and a for property located at 17 Whitehall Ave., Mystic, CT. Assessor's Map 164 Block 1 Lot 4. Zones GC-60 & TC-80.
  - E. **PZ0731SPA & CAM Market Realty, LLC** - Site Plan Application & Coastal Area Management Review to construct an 18' x 48' 2-story office 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.

Outstanding Minutes: #1349, April 3, 2007, approved, not signed; #1350, April 11, 2007, approved, not signed; #1351, May 1, 2007, approved, not signed; #1352, June 5, 2007; #1353, June 19, 2007; #1354, June 20, 2007; #1355, June 27, 2007.

Pine Point 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.