



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – August 21, 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 8/7/07)
 - Paul Holland (seated 8/13/07)
3. Minutes
4. Correspondence:
 - A. Town Attorney Tom Londregan 8/17/07 opinion letter for proposed Text Amendment regarding super majority vote.
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **Shoreline Stone, LLC** - Request waiver of site plan approval to expand existing storage area by clearing & leveling a 50-foot wide area on site. Property located at 12 Alice Court, Pawcatuck, CT. Assessor's Map 18 Block 2 Lot 5C. Zone HI-60.
 2. **07-294ZON Pequot Mystic Hotel** - Request waiver site plan approval for 3'6" extension of entry vestibule to accommodate ADA access. Property located at 20 Coogan Boulevard, Mystic, CT. Assessor's Map 164 Block 4 Lot 1A. Zone TC-80.
6. Old Business:
 - A. **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.
NEW SUBMITTAL: 5/1/07
PUBLIC HEARING CONTINUED TO: 9/18/07
 - B. **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.
NEW SUBMITTAL: 7/17/07
PUBLIC HEARING SET FOR: 9/4/07
 - C. **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.
NEW SUBMITTAL: 7/17/07
PUBLIC HEARING SET FOR: 9/4/07
 - D. **PZ0730ZC & CAM Joanne Colli, Trustee** - Zoning Map Amendment for Commercial GC-60 to TC-80 & a Coastal Area Management Review for property located at 17 Whitehall Ave., Mystic, CT. Assessor's Map 164 Block 1 Lot 4. Zones GC-60 & TC-80.
NEW SUBMITTAL: 7/17/07
PUBLIC HEARING SET FOR: 9/18/07

- 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.
NEW SUBMITTAL: 7/17/07

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

- A. **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.
- 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.
- C. **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.

8. New Submittals:

- 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.
- B. **PZ0733RA Town of Stonington** – Zoning Regulation Amendment to various sections to remove super-majority voting threshold from areas where it is not statutorily authorized.
- C. **PZ0734SUP 228 RoxRiv Realty Associates, LLC** - Special Use Permit Application for change of use from office to medical clinic (Quest Diagnostics) in Unit 109 of existing structure. Approximately 2,481 sq. ft. of interior space will be converted. Property located at 12 Coogan Blvd., Mystic, CT. Assessor's Map 164 Block 4 Lot 1. Zone TC-80.
- D. **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.
- E. **PZ0736SUP Anthony J. Torraca** - Special Use Permit Application to allow for outdoor seating (16 seats) at existing restaurant in accordance with Section 6.6.16.14. Property located at 6 Holmes St., Mystic, CT. Assessor's Map 174 Block 2 Lot 2. Zone DB-5.
- F. **PZ0737SUP & CAM Alamo, 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.
- G. **PZ0738RA KAC Realty, LLC** – Zoning Regulation Amendment to Section 6.6.14 Rehabilitation of Existing Buildings to authorize additional floor area ratio for new construction in the DB-5 Zone where restrictions on use are imposed by the FHOD designations and limitations in Section 7.7.

Outstanding Minutes: #1356, July 17, 2007, approved, not signed; #1357, August 7, 2007; #1358, August 13, 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.