



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – September 18, 2007
Mystic Middle School
204 Mistuxet Avenue, Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Joe Basile (seated 6/20/07)
 - Rob Marseglia (seated 8/21/07)
 - Paul Holland (seated 9/4/07)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances
 1. **ZBA #07-26 Patricia Delaney** - Request waiver of A-2 Survey.
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
6. 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: 10/2/07 #1
 - 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. **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.
NEW SUBMITTAL: 8/21/07
PUBLIC HEARING SET FOR: 10/2/07 #3
 - D. **PZ0733RA Town of Stonington** – Zoning Regulation Amendment to various sections to remove super-majority voting threshold from areas where it is not statutorily authorized.
NEW SUBMITTAL: 8/21/07
PUBLIC HEARING SET FOR: 10/2/07 #2
 - E. **PZ0734SUP 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.
NEW SUBMITTAL: 8/21/07

PUBLIC HEARING SET FOR: 10/2/07 #4

- F. **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.
NEW SUBMITTAL: 8/21/07
PUBLIC HEARING SET FOR: 10/16/07 #1
- G. **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.
NEW SUBMITTAL: 8/21/07
PUBLIC HEARING SET FOR: 10/16/07 #2
- H. **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.
NEW SUBMITTAL: 8/21/07
PUBLIC HEARING SET FOR: 10/16/07 #3
- I. **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.
NEW SUBMITTAL: 8/21/07
PUBLIC HEARING SET FOR: 10/16/07 #4

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

- 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. *Continued from 8/7/07*
- B. **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.
- C. **Town of Stonington Draft Design Review Guidelines** - Public Hearing for Adoption

8. New Submittals:

- A. **PZ0739SPM Flights of Fantasy Films, Inc. (Shelly Raineau)** - Site Plan Modification application to refurbish 1640 sq ft of first floor of existing building for personal services business with café (retail restaurant). Project includes stair/walkway improvements and construction of an ADA access ramp. Property located at 27 Broadway Ave., Mystic, CT. Assessor's Map 174, Block 14, Lot 2. Zone LS-5.

9. Executive Session:

Pending Litigation - T. F. Buxton v. Stonington P&Z Commission

Outstanding Minutes: #1358, August 13, 2007, approved, not signed; #1359, August 21, 2007, approved, not signed; #1360, September 4, 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.