



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

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**DRAFT AGENDA**  
**Special Meeting – January 2, 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)
  - Paul Holland (seated 12/5/06)
  - Rob Marseglia (seated 12/11/06)
3. Minutes
4. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances
  - D. Zoning Enforcement & Violations
  - E. Consent Agenda
    1. Set Effective Date for **PZ0633RA Town of Stonington** - Zoning Regulation (ZR) Amendment to Article VII, Section 7.12.7.4 to add the HI-60 and NDD to the list of eligible districts; Includes modifications necessary to accommodate this change. **Approved, 12/5/06.**
5. Correspondence:
6. Old Business:
  - A. **PZ0653SUP & GPP Richard & Constance Morrone** - Special Use Permit & Groundwater Protection Permit applications to permit retail truck rental business on site. Property located at Elmata Ave. (aka White Rock Rd.), Pawcatuck, CT. Assessor's Map 17, Block 2, Lot 8B. Zone HI-60.  
PUBLIC HEARING CONTINUED TO: 1/16/07
  - B. **PZ0658SPA J&B Seidel and R&J Fawcett** – Site Plan Application for the creation of a rear lot to create two (2) parcels for the development of two (2) single family residences. Property located on North Stonington Rd., Stonington, CT. Assessor's Map 138, Block 1, Lot 3. Zone RR-80.  
NEW SUBMITTAL: 9/19/06  
EXTENSION REQUEST GRANTED: 11/21/06
  - C. **PZ0661RA Town of Stonington** – Regulation Amendment to Section 8.7 Fee Schedule to provide a re-application fee process for applications that have been withdrawn prior to Commission review and for Zoning Permit resubmissions within one year of Zoning Official decision.  
PUBLIC HEARING CONTINUED TO: 1/16/07
  - D. **PZ0664SPM & CAM Latimer Point Condominium Assoc., Inc.** – Site plan application for approvals for the additions to existing houses & various deck, shed & stair additions / alterations. Property located at addresses in the southern portion Latimer Point, Stonington, CT. Assessor's Maps/Blocks/Lots: 154/2/13, 154/4/2, 154/4/20, 154/4/27, 154/5/2, 154/5/9, 154/6/8 & 154/6/9. Zone RM-20.  
NEW SUBMITTAL: 11/21/06
  - E. **PZ0667CNU & CAM Masons Island Landing, LLC** - Applications for Change of Non-

Conforming Use & Coastal Area Management Review for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120.  
NEW SUBMITTAL: 11/21/06  
PUBLIC HEARING CONTINUED TO: 1/16/07

- F. **PZ0668SPA & GPP Sea Well Enterprises (Greg Daley)** - Site Plan Approval & Ground Water Protection Permit applications for demolition of existing structure for construction of a 1,840 sq. ft. retail restaurant (8-seat Dunkin Donuts), & associated parking, loading bay, & landscaping/lighting. Property located at 19 Liberty St., Pawcatuck, CT. Assessor's Map 1 Block 3 Lots 17, 18 & 19. Zone DB-5. *Replaces PZ0668SUP & GPP Seawell Enterprises, LLC*  
NEW SUBMITTAL: 11/21/06
  - G. **PZ0669RA MIRG Mystic Harbour, LLC** - Regulation Amendment to Zoning Regulation Section (ZR) 7.19.6.3.2 IHRD New Construction Design Standards to allow for ten (10) units of housing per acre.  
NEW SUBMITTAL: 12/19/06  
PUBLIC HEARING SET FOR: 2/6/07
  - H. **PZ0670SPA Joyce & Mark Ballou** - Application for Site Plan Approval for construction of a 468 sq. ft. addition to an existing marina use structure. Property located at 31 Riverside Drive, Pawcatuck, CT. Assessor's Map 9 Block 1 Lot 3. Zone MC-80.  
NEW SUBMITTAL: 12/19/06
  - I. **PZ0671SUP Stonington Lodge Odd Fellows Corp.** - Special Use Permit application for rehabilitation of existing structure as per ZR 6.6.14. Rehabilitation includes 1<sup>st</sup> floor retail; 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floor residential; parking & landscaping. Property located at 11 Cottrell St., Mystic, CT. Assessor's Map 182 Block 4 Lot 4. Zone DB-5.  
NEW SUBMITTAL: 12/19/06  
PUBLIC HEARING SET FOR: 2/6/07
7. Public Hearing: 7:30 p.m.: \*\*\* Public Hearing Order Subject to Change \*\*\*
- A. **PZ0659SD & GPP Colin & Wendy Donahue (LeBlanc)** – Subdivision & Groundwater Protection Permit applications for a 5-lot resubdivision of a 43.30 acre parcel. Property located at 490 Al Harvey Rd., Stonington, CT. Assessor's Map 112 Block 3 Lot 2. Zone RR-80.  
Extension Request Granted: 12/5/06, *Public Hearing continued from 12/5/06*
  - B. **PZ0666SUP IRNM Fee Mystic, LLC (Comfort Inn)** – Special Use Permit application for 39' x 43' (1,553 sq. ft.) addition to 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. *Replaces PZ0666SPM IRNM Fee Mystic, LLC (Comfort Inn)*

Outstanding Minutes: #1337, October 17, 2006; #1340; December 5, 2006 approved as amended, not signed; #1341; December 11, 2006; #1342; December 19, 2006.

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.