



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – June 19, 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 6/5/07)
 - Paul Holland (seated 5/1/07)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Evaluate progress of established moratorium: **PZ0663RA Town of Stonington** - Regulation Amendment to create a temporary moratorium on commercial and residential projects along the U.S. Route 1 corridor, approved 11/21/06, effective 12/15/06.
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **Lawrence M. Davis** – Request for water quality / wetland restoration activities in RC-120 Non-Infringement Area. Properties located on Osbrook Point, Pawcatuck, CT. Assessor's Map 10 Block 6 Lot 1A. Zone RC-120.
 2. **PZ0668SPA & GPP Sea Well Enterprises (Greg Daley)** – Commission review of proposed building elevations, signage and site modifications for approved Site Plan & Ground Water Protection Permit 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.
6. Old Business:
 - 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.**
PUBLIC HEARING RESCHEDULED TO: 7/17/07 #1
 - 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.
PUBLIC HEARING CLOSED: 6/5/07
 - C. **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.
PUBLIC HEARING RESCHEDULED FOR: 7/17/07 #2

- D. **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 RESCHEDULED FOR: 7/17/07 #3

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

- A. **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 & RM-20. *Rescheduled from: 5/15/07*
- B. **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). *Continued from 5/2/07*
- C. **PZ0722SUP Davis Standard, LLC** - Special Use Permit application to construct a 35,000± sq. ft. manufacturing building with associated parking, site drainage, water & sewer services, grading, lighting & landscaping. Property located on Extrusion Drive, Pawcatuck, CT. Assessor's Map 36, Block 4, Lot 2E. Zone M-1.
- 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. **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.
- 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. **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.
- 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.

9. Executive Session:

- A. Girouard Associates, Inc., v. Stonington Planning and Zoning Commission

Outstanding Minutes: #1349, April 3, 2007; #1350, April 11, 2007; #1351, May 1, 2007; #1352, June 5, 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.