



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – August 7, 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 7/17/07)
 - Paul Holland (seated 7/17/07)
3. Minutes
4. Correspondence:
 - A. Jane Dauphinais, Director SECT Housing Alliance (SECHA) - Presentation on affordable "workforce" in general: what it is and isn't, education costs that result from this housing, programs available to towns as incentives, the role of mixed use development for a town, the consequences of being under the 10% statutory requirement of affordable housing, the role of land costs and utility access.
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **PZ0704SUP LCS Westminster, LLC** – Modification to approved site plan to reduce the size of landscaped berm in a specific area, 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.
 2. **PZ0704SUP LCS Westminster, LLC** – Modification to approved site plan to reallocate building square footage, add emergency generator, and modify curbing in a specific area. 186 Jerry Browne Rd., Mystic. Assessor's Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.
 3. **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.
 4. **PZ0540SUP & CAM Stonington Sea Hawk, LLC** - Site plan changes to parking areas for approved Special Use Permit & Coastal Area Management Review. Property located at 349 Elm St. Assessor's Map 75, Block 3, Lot 5. Zones M-1 & RC-120.
 5. **07-284ZON Duncan-Tabor** - Request waiver of site plan approval for relocation of existing sign. Property located at 158 South Broad St., Pawcatuck, CT. Assessor's Map 25 Block 1 Lot 17. Zone GC-60.
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. **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.
NEW SUBMITTAL: 6/19/07
PUBLIC HEARING SET FOR: 8/21/07
- D. **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
- E. **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
- F. **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.
NEW SUBMITTAL: 7/17/07
PUBLIC HEARING SET FOR: 8/21/07
- G. **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: 9/4/07
- H. **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. **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.*
- B. **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.*

Outstanding Minutes: #1351, May 1, 2007, approved, not signed; #1352, June 5, 2007, approved, not signed; #1353, June 19, 2007, approved with corrections, not signed; #1354, June 20, 2007, approved, not signed; #1355, June 27, 2007, approved, not signed; #1355, July 17, 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.