



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – June 5, 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 4/11/07)
 - Paul Holland (seated 5/1/07)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. C.G.S. 8-24 Review - Pawcatuck Park Bulkhead Replacement Project
 2. C.G.S. 8-24 Review - Miscellaneous work items, Compliance and Upgrades at the Pawcatuck Neighborhood Center
 3. **PZ9709SD Stonington Green Subdivision** - Liability question as to 6' high fence versus 8' high fence around detention pond.
 4. **PZ0608CAM Douglas & Susan MacFaddin** – Request to modify drainage and grading for approved Coastal Area Management application for construction of a single family residence on a 2.93 acre parcel. Property located at 87 Latimer Point Rd., Stonington, CT. Assessor's Map 154 Block 1 Lot 3B. Zone RC-120.
 5. **07-043ZON Mystic Hospitality / Jim Doukas** – Approved Zoning Permit for renovation of existing building. Request to replace certain exterior walls and rebuild to identical footprint. Property located at 253 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 1, Lot 2. Zone TC-80.
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. **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).
NEW SUBMITTAL: 2/20/07
PUBLIC HEARING CONTINUED TO: 6/19/07 #2
 - 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. **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.
PUBLIC HEARING RESCHEDULED FOR: 6/19/07 #1

E. **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 SET FOR: 6/19/07 #3

F. **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.
NEW SUBMITTAL: 5/1/07
PUBLIC HEARING SET FOR: 6/19/07 #4

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

A. **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.

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.

C. **PZ0721SUP Readco Stonington, LLC**- Special Use Permit application for Pawcatuck Farms signage program. Property located northeast of Route 2 (Liberty St.) & Route 49 (Voluntown Rd.) intersection, Pawcatuck, CT. Assessor's Map 18 Block 1 Lots 33 & 33A & property to be acquired from the State of CT DOT. Zone HI-60.

8. New Business

A. Establish Design Review Subcommittee

Outstanding Minutes: #1348, March 20, 2007, approved, not signed; #1349, April 3, 2007; #1350, April 11, 2007; #1351, May 1, 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.