



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

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**DRAFT AGENDA**  
**Special Meeting – October 2, 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 9/18/07)
  - Paul Holland (seated 9/4/07)
3. Minutes
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances
  - D. Zoning Enforcement & Violations
  - E. Consent Agenda
    1. **07-342ZON D'Amato Investments / Matthew Eckenroth** - Request change of user for operation of tattoo shop in Unit #16 at 163-165 South Broad St., Pawcatuck. Assessor, Map 37 Block 1 Lot 4A. GC-60.
    2. **PZ07-03SPM LCS Westminster, LLP** - Request for site plan modification to Stoneridge Phase III (Memory Care Unit).
6. Old Business:
  - A. **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
  - B. **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
  - C. **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
  - D. **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

E. **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

F. **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.  
NEW SUBMITTAL: 9/18/07

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

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. *Continued from 9/4/07*

B. **PZ0733RA Town of Stonington** – Zoning Regulation Amendment to various sections to remove super-majority voting threshold from areas where it is not statutorily authorized.

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.

D. **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.

Outstanding Minutes: #1358, August 13, 2007, approved, not signed; #1359, August 21, 2007, approved, not signed; #1360, September 4, 2007, approved, not signed; #1361, September 18, 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.