



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – July 15, 2008
Pine Point School
89 Barnes Road, Stonington, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Rob Marseglia (seated 6/17/08)
 - Lynda Trebisacci (seated 6/3/08)
3. Minutes
4. Correspondence:
 - A. Attorney Londregan letter Ref #3582: Ex-Parte Communications to P&Z Commission
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. **PZ0656SUP & GPP Readco Stonington** - Request for approval of restaurant elevations & minor site plan modifications to approved application. 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.
6. Old Business:
 - A. **PZ0803SD & GPP James & Jacqueline Burgess & Susan Blaisdell** – Subdivision & Groundwater Protection Permit Applications for a 26-lot subdivision of an approximate 50.54 acre parcel. Property located at 56 Jeffrey Rd., Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.
NEW SUBMITTAL:2/19/08
PUBLIC HEARING CLOSED: 6/17/08
7. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **PZ0812ZC & 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.
 - B. **PZ0813SUP Quantum of Mystic, LLC (Tastings of NE)** - Special Use Permit application for approval of a 47-seat Restaurant and a Liquor Permit to allow liquor sales for consumption on-premises. Property located at 4 Hendel Drive, Mystic, CT. Assessor's Map 164 Block 1 Lot 8A. Zone GC-60.
 - C. **PZ0814SUP & CAM KAC Realty, LLC** - Special Use Permit application and Coastal Area Management Review for rehabilitation of buildings: one (1) with a retail restaurant (deli) & one (1) with 8 residential units. Proposal includes associated parking, landscaping & utilities. Property located at 17-19 East Main Street, Mystic, CT. Assessor's Map 174 Block 2 Lot 4. Zone DB-5.
 - D. **PZ0815SUP Alva Associates, LLC (Duncklee, Inc.)** - Special Use Permit application to construct three (3) 1-story office & warehousing structures (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. ***Applicant requests rescheduling of PH to 8/5/08.***

8. Future Public Hearings:

- A. **PZ0816RA Sea Research Foundation, Inc.** - Zoning Regulation Amendment to create a Marine Research and Education District (MRED) in Section 1.1 and add proposed MRED Regulations to Article VII as Section 7.22.
NEW SUBMITTAL:6/17/08
PUBLIC HEARING SET FOR: 8/5/08

9. Commission Discussion of Future Proposed Regulation Amendments:

- A. Open Space Development – Amended Section 6.6.22

10. New Submittals:

- A. **PZ0818SPA Estate of Stephen E. Owens (Fleischmann)** - Site Plan Approval for the clarification of existing structures, parking and uses on site. Property located at 21 East Main St., Mystic, CT. Assessor's Map 174, Block 2, Lot 5. Zone DB-5.

Outstanding Minutes: #1375, April 15, 2008, approved, not signed; #1376, May 6, 2008, approved, not signed; #1377, June 3, 2008, approved, not signed; #1378, June 17, 2008.

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.