



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – January 15, 2008
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 1/2/08)
 - Lynda Trebisacci (seated 12/18/07)
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** of the Town of Stonington's donation to the Stonington Land Trust of a 33.09 acre parcel of land located off North Anguilla Rd., Pawcatuck. Map 39, Block 1, Lot 7, Zone GBR-130.
6. Old Business:
 - A. **PZ0747SD John O S Williams, et al** - Subdivision Application & Groundwater Protection Permit for a 3-lot subdivision of two parcels (approximately 95.96 acres). Property located at Prentice Williams Rd., Stonington. Assessor's Map 137 Block 1 Lot 1 & Map 147 Block 2 Lot 3. Zone GBR-130.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING CONTINUED TO: 2/19/08
 - B. **PZ0748POCD Town of Stonington (Route 1 Corridor Study)** - Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING RESCHEDULED FOR: 3/4/08
 - C. **PZ0750SD & GPP Charles & Michelle Lekites** - Subdivision Application & Groundwater Protection Permit for a 4-lot re-subdivision of a 25.8± acre parcel. Property located off New London Turnpike, Stonington, CT. Assessor's Map 138, Block 3, Lot 7. Zone GBR-130.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING CONTINUED TO: 2/19/08
7. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **PZ0742SUP Liberty Crossing LLC & Karken LLC (Buchanan Architects)** - Special Use Permit Application for approval of Building Wall, Internal Use, & Special Detached Signs. Various properties along Liberty Street & 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20 Block 2 Lots 2 & 4; Map 20 Block 3 Lots 3, 5, 5A, 6-10, 10A, & 11-13; Map 21 Block 1 Lot 39. Zone HI-60. *Continued from 12/18/07*
 - B. **PZ0741RA Buchanan Architects** - Zoning Regulation Amendment to ZR 7.12.7.4.2 Special Detached Sign to allow for a detached sign for properties abutting I-95, not exceeding 200 SF in area or 30 feet in height; and entrance sign designating only the name of the development & illuminated with "halo" lighting

if requested, not exceeding 50 SF in area or 12 feet in height; & two (2) additional landscape wall signs designating the names of tenants, with a total sign area not exceeding 150 SF & a height of 6 feet. The letters of tenant signs may be illuminated with "halo" lighting. *Continued from 12/18/07*

- C. **PZ0743SUP Liberty Crossing LLC & Karken LLC (Buchanan Architects)** - Special Use Permit Application for approval of Detached Main Entrance Wall Sign & Landscape Wall Signs. Various properties along Liberty Street & 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20 Block 2 Lots 2 & 4; Map 20 Block 3 Lots 3, 5, 5A, 6-10, 10A, & 11-13; Map 21 Block 1 Lot 39. Zone HI-60. *Continued from 12/18/07*
 - D. **PZ0752CNU Peter Fleming & Scott Nye (Fleming's)** – Change of Non-Conforming Use approval to add an 8' x 100' roof overhang & wood siding to existing building and replace existing 18 sq. ft. I.D. sign with 80 sq. ft. lighted I.D. sign. Remove 1200 sq. ft. of billboards and replace with 600 sq. ft. of billboards, one double-sided, lighted 10' x 30' x 15' single-pole mounted. Property located at 786 Stonington Rd. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.
 - E. **PZ0753SUP Mall, Inc.** - Special Use Permit application to construct a 20' x 80' addition to existing structure (Olde Mistick Village Cinemas) for a live performance theater. The addition will include dressing rooms & restrooms, reducing the amount of seating in the existing theater. Property located at 27 Coogan Blvd., Mystic, CT. Assessor's Map 164, Block 3, Lot 1. Zone TC-80.
8. New Submittals:
- A. **PZ0754SD Suzanne Medeiros** - Subdivision Application for a 2-lot subdivision of approximate 4.9± acre parcel. The subdivision proposes a lot line revision through the conveyance of 6,973± SF to Map 35 Block 1 Lot 4A. Property located at 108 Greenhaven Rd., Pawcatuck. Assessor's Map 35 Block 1 Lot 4. Zone RA-40.
 - B. **PZ0801SUP Douglas W. Hanson** - Special Use Permit application to operate a full service, 60-seat restaurant with on-premises liquor sales (beer & wine). Request a reduction of parking requirements as per ZR 7.10.2.3. Property located at 59 West Broad St., Pawcatuck, CT. Assessor's Map 1, Block 4, Lot 2. Zone DB-5.

Outstanding Minutes: #1365, November 20, 2007, approved, not signed; #1366, December 4, 2007, approved, not signed; #1367, December 18, 2007, approved, not signed; #1368, January 2, 2008.

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.