



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

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**AMENDED AGENDA**  
**Regular Meeting – December 15, 2009**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Rob Marseglia (seated 10/20/09)
  - Chris Regan (seated 11/17/09)
3. Minutes:
  - A. #1409, November 17, 2009, approved with corrections, not signed; #1410, December 1, 2009
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
    1. **ZBA #09-24 Michael Shortman**
    2. **ZBA#09-28 Amy Graham**
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **PZ0920SD Stephen O. Monson** - Subdivision & Ground Water Protection Permit applications for a 5-lot subdivision of a 23.2± acre parcel. Properties located at 33 & 69 Wolf Neck Rd., Stonington. Assessor's Map 139 Block 1 Lots 13 & 14. Zone RR-80. Request 90-day extension to file final subdivision mylars.
6. Old Business:
7. Public Hearings:
  - A. **PZ0934RA Lattizori Development, LLC** - Zoning Regulation (ZR) Amendment to add a Highway Transition Design District (HTDD) to create a mixed use zone for retail, commercial, office, and residential uses. *Continued from 12/1/09*
8. New Submittals:
  - A. **PZ0937SUP Quantum of Mystic, LLC (Sullivan)** - Special Use Permit application for approval of a 27-seat restaurant in a 1,640 SF unit in an existing building. Property located at 4 Hendel Drive, Mystic. Assessor's Map 164 Block 1 Lot 8A. Zone GC-60.
  - B. **PZ0938ZC, SUP, SPA, & CAM Kluepfel Holdings, LLC** - Request Zone Change (to IHRD), Special Use Permit (shared parking), Site Plan Application, & Coastal Area Management Review approvals to rehabilitate an existing 22,500 sq. ft. historic mill building for mixed use: commercial/professional on 1<sup>st</sup> floor, & 12 residential units on the 2<sup>nd</sup> & 3<sup>rd</sup> floors. Property located at 60 Willow St., Mystic. Assessor's Map 182 Block 1 Lot 11. Zone M-1.
  - C. **PZ0939SUP Estate of Stephen E. Owens** - Special Use Permit application for approval to operate a bakery in 2-story carriage house and an additional residential unit in the 2-story main structure. Property located at 21 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 5. Zone DB-5.

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.