



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – January 19, 2010
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young
 - Rob Marseglia (seated 10/20/09)
 - Chris Regan (seated 11/17/09)
3. Minutes:
 - A. #1411, December 15, 2009, approved, not signed; #1412, January 5, 2010
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **PZ0928SD Richard C. Panciera Charitable Remainder Trust II** – Application for a 5-lot subdivision of a 58.36± acre parcel. Proposed project consists of 4 lots for single family residences, and a 5th lot reserved for future development. Property located on Mary Hall & Greenhaven Rds., Pawcatuck. Assessor's Map 7 Block 1 Lot 44. Zones RA-20, RM-20 & RR-80. Request for a 90-day extension to file final SD mylars.
 2. **PZ0482SPA & PZ0714ZC MIRG Mystic Harbour, LLC** - Applications for Site Plan Approval to demolish existing two-story Mystic Color Lab property and build 47 attached residential dwelling units, 2,000 square feet of community space, and 144 parking spaces, & Zoning Map Amendment to increase the number of housing units from 47 to 55, as per ZR 7.19.6.3.2. Property located at 2 Harry Austin Drive, Mystic, CT. Assessor's Map 160 Block 4 Lot 8. Zone IHRD-2. Request for a 5-year extension of the site plan approval.
 3. **PZ0830SPM Zheng Investments** - Site Plan Modification & Coastal Area Management Review for the construction of a 798 sq. ft. addition to existing structure. Proposal includes associated parking & landscaping. Request approval for changes to previously approved application.
6. Old Business:
7. Public Hearings – **Public Hearing scheduled to begin at 7:15 p.m.:**
 - 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. Future Public Hearings:
 - 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 Hendei Drive, Mystic. Assessor's Map 164 Block 1 Lot 8A. Zone GC-60. New Submittal 12/15/09 Public Hearing 2/2/10
 - 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

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rehabilitate an existing 22,500 sq. ft. historic mill building for mixed use: commercial/professional on 1st floor, & 12 residential units on the 2nd & 3rd floors. Property located at 60 Willow St., Mystic. Assessor's Map 182 Block 1 Lot 11. Zone MC-80.
New Submittal 12/15/09 Public Hearing 2/16/10

- 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.
New Submittal 12/15/09 Public Hearing 2/2/10

9. New Submittal(s):

- A. **PZ1001ZC Thomas Haggerty & Gail Shea** - Zoning Map Amendment from Residential RC-120 to Residential RR-80 (portion to remain RC-120), for property located at 197 River Road, Pawcatuck, CT. Assessor's Map 7 Block 2 Lot 2. Zone RC-120.

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.