



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting – March 16, 2010
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
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10 MAR 15 PM 12:43
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 1/19/10)
 - Chris Regan (seated 2/16/10)
 - Rob Marseglia (seated 3/2/10)
3. Minutes:
 - A. #1415, February 16, 2010, approved as amended, not signed; #1416, March 2, 2010
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 1. **ZBA #10-02 Sammy Piotrkowski**
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **PZ0830SPM & CAM Zheng Investments, LLC (Canavan)** – Approval of replacement signage for property located at 6 Greenmanville Ave., Mystic. Assessor's Map 173, Block 7 Lot 1. Zone CS-5.
6. Old Business:
7. Public Hearings 7:30 p.m.:
 - A. **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.
 - 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 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.
8. Future Public Hearings:
 - A. **PZ1003RA Town of Stonington (PZC)** -- Zoning Regulations Text Amendments to Article I (1.2 Definitions), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline Sale Places; 2.13 Performance Standards), Article III (3.1.2.4, 3.2.2.4, 3.3.2.4 & 3.4.2.3 Accessory Apartments; 3.2.4 & 3.3.4 Buffer Requirements; 3.1.3.3, 3.2.3.26, 3.3.3.6 & 3.4.3.3 Communications Towers), Article V (5.1.1, 5.1.2 & 5.2.1 Bulk & Use Tables), Article VI (6.1 Special Use Permits; 6.3 Conceptual Review for Projects over 30 Units; 6.6.9 Marinas – Yacht Clubs), Article VII (7.8 Residential Use Growth Management; 7.10.5.2 Off-Street Loading Berths; 7.10.6 Off-street Parking Lot Design Requirements; 7.17 Telecommunications Antennas & Towers), Article VIII (8.2.2.6 Zoning Permits; 8.3 Site Plan Submissions – Review and Approval; 8.4.2 Type 2 Site Plans; 8.4.3 Master Plans; 8.8.1 Impact Statement; 8.8.3 Zoning Text Amendments; 8.9 Public Hearings; 8.10 Zoning Board of Appeals), Article IX (9.4.5 Reapplication), Article X (10.1 US Route 1 Temporary Moratorium), Appendix

(Acronyms).

New Submittal 2/16/10 Public Hearing: 4/20/10

- B. **PZ1004SUP Mystic River Marina, Inc.** - Special Use Permit Application to remove limitations placed on liquor sales under current Special Use Permit (PZ0726SUP) approval. Property located at 36 Quarry Road, Mystic, CT. Assessor's Map 181, Block 1, Lot 8. Zone RM-15.
New Submittal 2/16/10 Public Hearing: 4/6/10
- C. **PZ1005ZC Town of Stonington (DEP)** - This application provides for the expansion of the Town's "Level A" Aquifer Protection Area as mandated by the CT Department of Environmental Protection. While State Law requires that this area be shown on the Town's Zoning Map, it is not technically a Zoning District established pursuant to Section 8-2 of the CT General Statutes.
New Submittal 2/16/10 Public Hearing: 4/20/10
- D. **PZ1006SUP & GPP Keith L. Main (NERP)** - Special Use & Groundwater Protection Permits for construction of a 19,097 square foot retail building, adjacent 15,000 SF outdoor display & sales area, loading dock, and associated parking, utilities, landscaping & lighting. Property located at 335 Liberty Street, Pawcatuck, CT. Assessor's Map 17, Block 3, Lots 3, 4 & 4A.
New Submittal 2/16/10 Public Hearing: 4/6/10

9. New Submittals:

- A. **PZ1007SUP Maria Ackley** - Special Use Permit Application to grant a height exception for a proposed residential cupola. Property located at 11 Cormorant Road, Mystic, CT. Assessor's Map 176, Block 8, Lot 1. Zone RM-15.
- B. **PZ1008SPM & CAM Latimer Point Condominium Association, Inc.** - Site plan application & Coastal Area Management Review for proposed additions to existing houses & various deck & shed additions / alterations. Property located at addresses in the southern portion of Latimer Point, Stonington, CT. Assessor's Maps/Blocks/Lots: 154/2/8, 154/4/2, 154/4/7 154/4/12, 154/4/29, 154/6/10. Zone RM-20.

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.