



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

**AGENDA**  
**Special Meeting – April 6, 2010**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Chris Regan (seated 2/16/10)
  - Rob Marseglia (seated 3/2/10)
  - Gardner Young (seated 3/16/10)
3. Minutes:
  - A. #1416, March 2, 2010, approved, not signed; #1417, March 16, 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. **ZON10-038 Robert & Camille Taylor** – Approval of replacement signage and new handicap ramp for property located at 232 Greenmanville Ave., Mystic. Assessor's Map 171, Block 2 Lot 3. Zone TC-80.
    2. **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 5<sup>th</sup> 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 mylars.
    3. **10-047ZON Whitehall Avenue, LLC** -- Approval of replacement signage (Best Western to Ramada) for property located at 9 Whitehall Ave., Mystic. Assessor's Map 164, Block 1 Lot 3. Zone TC-80.
6. Old Business:
  - A. **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.
7. Public Hearings 7:30 p.m.:
  - A. **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 MC-80. *Continued from 3/16/10.*
  - 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.
  - C. **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.

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TOWN CLERK

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 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. **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
- C. **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.  
New Submittal 3/16/10 Public Hearing: 5/4/10

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.