



Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

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CYNTHIA LADWIG
TOWN CLERK

AGENDA Regular Meeting – April 20, 2010 Mystic Middle School 204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Rob Marseglia (seated 3/2/10)
 - Gardner Young (seated 3/16/10)
 - Chris Regan (seated 4/6/10)
3. Minutes:
 - A. #1417, March 16, 2010, approved, not signed; #1418, April 6, 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 for property located at 232 Greenmanville Ave., Mystic. Assessor's Map 171, Block 2 Lot 3. Zone TC-80.
 2. **ZON10-056 Flights of Fantasy Films, LLC** - Approval for installation of an air conditioning unit for property located at 27 Broadway Ave., Mystic. Assessor's Map 174, Block 14 Lot 2. Zone LS-5.
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. **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. *Continued from 4/6/10.*
 - B. **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).

- 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.

8. Future Public Hearings:

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

9. New Submittals:

- A. **PZ1009SPM Whitehall Mansion Partners, LLC** - Site Plan Application for modification to approved signage program to swap dimensions of upper and lower signs on free-standing pylon. Request approval for outside seating with no increase in number of approved seats. Property located at 56 Whitehall Ave., Mystic, CT. Assessor's Map 164, Block 2, Lot 2. Zone TC-80.
- B. **PZ1010SPA Michael Shortman** - Site Plan Application for construction of a 2-story, 1,092 sq ft garage with a 140 sq ft connector/porch to existing structure, including reconfiguration of roofline, driveway, & parking. Property located at 152-156 South Broad St., Pawcatuck, CT. Assessor's Map 25, Block 1, Lot 16. Zone GC-60.
- C. **PZ1011SD Pequot Development Associates, LLC** - Re-subdivision Application to facilitate lot line adjustment of previously approved lots 10-14, 16-19, and designated open space. Properties located at Grandview Farm Drive and Cedar Grove Lane, Pawcatuck, CT. Assessor's Map 17, Block 1, Lots 6P, 6Q, 6R, 6S, 6T, 6V, 6W, 6X, 6Y & 37. 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.