



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – July 20, 2010
Pine Point School
89 Barnes Road, Stonington, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Chris Regan (seated 4/6/10)
 - Rob Marseglia (seated 5/4/10)
 - Gardner Young (seated 6/15/10)
3. Minutes: #1422, June 1, 2010, approved, not signed; #1423, June 15, 2010
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of draft revisions to signage regulations.
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 1. **ZBA #10-11 Elke & Lenny Bellet**
 2. **ZBA #10-13 Robert & Julie Holland**
 3. **ZBA #10-12 Peter Watrous**
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. Stonington Director of Public Works' request to rebuild Collins Road from Flanders Road to the Collins Road Bridge. Collins Road, as a designated Scenic Road, requires PZC approval for any alterations or improvements.
 2. **ZON10-127 Sea Research Foundation, Inc.** – Application for installation of an emergency generator and associated equipment. Property located at 55 Coogan Blvd., Mystic, CT. Assessor's Map 164, Block 3, Lot 2. Zone TC-80.
 3. **ZON10-100 Meryl Wiener** – Application for construction of an elevated walkway through a non-infringement area in order to access a dock. Property located at 149 Wamphassuc Rd., Stonington, CT. Assessor's Map 127, Block 16, Lot 5F. Zone RR-80.
 4. **PZ0671SUP Stonington Lodge of Odd Fellows (Mystic Drawbridge, LLC)** – Request approval to make changes to previously approved application. Changes are to the exterior façades of the building. Property located at 11 Cottrell St., Mystic. Assessor's Map 182, Block 4, Lot 4. Zone DB-5.
 5. **PZ0711SUP C. George Kanabis (Bravo Bravo, LLC)** – Request approval for change to previously approved Special Use Permit for the expansion of restaurant seating. Change is for the addition of outdoor seating (24 seats) on property to be leased from the State of Connecticut. Property located at 20 East Main St., Mystic. Assessor's Map 174, Block 2, Lot 4. Zone DB-5.
6. Old Business:
 - 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

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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). *Public Hearing Closed 6/15/10.*

- B. **PZ1012BR Cocco III, LLC** - Application for release of remaining Public Improvement Bond posted to satisfy requirements of proposed construction activity related to PZ0433SD. Original \$165,000.00 bond reduced to \$100,000.00 on 9/19/2006. Property located at Whaler Rd., Schooner Dr. & Cutter Dr., Mystic, CT. Assessor's Map 162 Block 1 Lots 4-11; Map 162 Block 2 Lots 1-5; Map 163 Block 2 Lots 7-12; Map 163 Block 1 Lots 14-16 & Map 163 Block 2 Lot 17. Zones RA-20 & GBR-130.
7. Public Hearings - 7:30 p.m.:
8. New Submittals:
- A. **PZ1013ZC Mystic Hill (Ted Ladwig)** - Zoning Map Amendment for multiple applicants/properties to change from RH-10 & RA-20 to RA-15, for parcels located on Mystic Hill & Mistuxet Ave., Mystic, CT. Assessor's Map 162 Block 2 Lots 9A-9P, Map 162 Block 2 Lot 10, & Map 162 Block 2 Lot 11. Zones RH-10 & RA-20.
 - B. **PZ1014BR Pequot Development Associates** - Application for reduction of Public Improvement Bond posted to satisfy requirements of proposed construction activity related to **PZ0803SD & GPP**. Current bond instrument is a Letter of Credit for \$981,568.13. Applicant requests a reduction to \$300,000.00. Property located at 56 Jeffrey Rd., Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20.
 - C. **PZ1015BR Louis DiCesare** - Application for release of Zoning Compliance Bond posted to satisfy requirements of proposed construction activity related to **PZ0032SUP**. Current bond instrument is a Cash Bond for \$5,000.00. Property located at 808 Stonington Rd., Stonington, CT. Assessor's Map 75, Block 2, Lot 5, Zone GC-60.

Pine Point 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.