



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Regular Meeting – September 21, 2010
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
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10 SEP 20 PM 12:20
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Rob Marseglia (seated 8/17/10)
 - Gardner Young (seated 9/7/10)
3. Minutes: #1426 August 17, 2010, approved, not signed; #1427 September 7, 2010
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Cease & Desist Order #10-034 White Rock Hospitality - Set date for a formal Show Cause Hearing.
 2. Discussion of the 2014 POCD update
 3. Proposed Zoning Regulation Amendments
 - a. Modification and/or Elimination of Non-Infringement Area Requirements in the GBR-130 Zone
 - b. Modification and/or Elimination of Non-Infringement Area Requirements in the RC-120 Zone
 - c. Modification of Allowed Uses in the LI-130 Zone
 - d. Modification of Accessory Apartment Regulations
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 1. **ZBA #10-16 George & Brenda Sylvestre**
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **ZON10-186 D'Amato Investments, LLC (Chen)** – Request Change of Use from office to retail restaurant and associate signage for Unit #15 of Building 2. Property located at 165 South Broad St., Pawcatuck, CT. Assessor's Map 37, Block 1, Lot 4A. Zone GC-60.
6. Old Business:
7. Public Hearings: 7:30 p.m.
 - A. **PZ1017ZC Precious Memories Preschool** - Zoning Map Amendment to change parcel zoning from GBR-130 to RH-10 to allow for future development of a Child Day Care Center. Property located 171 Liberty St., Pawcatuck, CT. Assessor's Map 16 Block 4 Lot 21, Zones RH-10 & GBR-130.
8. Future Public Hearings:
 - A. **PZ1016RA George J. & Lynn M. Kimmerle** - Zoning Regulation Text Amendment to change the current requirements for permitting an accessory apartment in a single family residential structure.
Public Hearing: 10/19/10
9. New Submittals:
 - A. **PZ1018SD Philip & Alison Darrell** - Re-subdivision application for a 2-lot subdivision of a 19.85± acre parcel. Property located at 580 North Main St., Stonington. Assessor's Map 97 Block 1 Lot 4. Zone GBR-130.

- B. **PZ1019RA Town of Stonington - Zoning Regulations (Signage) Text Amendments to Article I:1.2 Definitions; Article II: 2.13 Performance Standards, 2.15 Architectural Design Review; Article III: 3.3 Residential RM-20, RM-15, RH-10 Zones; Article IV: 4.1 Development Area (DB-5),4.2 Convenience Shopping (CS-5), 4.3 Local Shopping (LS-5), 4.4 General Commercial (GC-60), 4.5 Tourist Commercial (TC-80), 4.6 Marine Commercial (MC-80), 4.7 Manufacturing (M-1), 4.9 Highway Interchange Zone (HI-60); Article V: 5.2.2 Bulk & Use Table; Article VI: 6.6.5 Special Use Permit – Drive-in Window; Article VII: 7.12 Sign Regulations: 7.21 Neighborhood Development District (NDD); Article VIII:8.4 Site Plan Requirements**

- C. **PZ1020ZC, SPA & CAM Mystic Seaport Museum, Inc. - Applications for Zone Change, Site Plan Approval & Coastal Area Management Review for changes to current MHD properties/structures. Properties located off Greenmanville Ave., Rossie St., Williams St., & Bruggeman Pl., Mystic. Zone MHD**

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.