



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – October 5, 2010
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
10 OCT - 4 PM 2:01
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: #1427, September 7, 2010, approved as amended, not signed; #1428, September 21, 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. 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
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **ZON10-205 Town of Stonington / WPCA** - Install 30' high wireless data network antenna mast at pumping station. Property located at Extrusion Dr. @ Constitution Dr., Pawcatuck, CT. Assessor's Map 36, Block 4, Lot 2J. Zone M-1.
 2. **ZON10-189 David F. McBride** – Replacement signage for Dairy Queen. Property located at 22 Liberty St., Pawcatuck, CT. Assessor's Map 3, Block 21, Lot 7. Zone LS-5.
 3. **ZON10-206 ZON Stonington Community Center, Inc.** – Install 8'x8'x40' steel storage container & 12' x 60' steel carport on site (Thrift Shop). Property located at 45 Cutler St., Stonington, CT. Assessor's Map 101, Block 25, Lot 6. Zone DB-5.
 4. **PZ0557ZC, SPA & GPP Investar Redevelopment for The Pawcatuck Landing, LLC** - Applications for Zone Change to IHRD, Site Plan Approval & Groundwater Protection Permit approval to convert 18,000 sq. ft. of an historic 4-story brick mill building & 39,000 sq. ft. of a new structure, into 39 residential dwelling units. Demolish existing 12,000 sq. ft. wooden foundry to create parking. Property located at 75 Stillman Avenue, Pawcatuck. Assessor's Map 1 Block 1 Lot 1. Zone RH-10. **Request 5-year renewal of Site Plan Approval & Ground Water Protection Permits.**
 5. **PZ0540SUP & CAM Stonington Seahawk, LLC** – Modifications to parking area for the kayak launch area for previously approved winery on property located at 349 Elm St. Assessor's Map 75, Block 3, Lot 5. Zones M-1 & RC-120.
6. Old Business:
7. Public Hearings: 7:30 p.m.
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

- B. **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. Public Hearing: 10/19/10

- C. **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. Public Hearing: 11/3/10

- D. **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. Public Hearing: 11/16/10

- E. **PZ1021SD & GPP Allied Development Partners, LLC** - Re-subdivision and Groundwater Protection Permit applications for a 3-lot subdivision of a 6.67± acre parcel. Property located at 1225 Pequot Trail, Mystic. Assessor's Map 135 Block 2 Lot 1A. Zones RA-40 & GBR-130. Public Hearing: 10/19/10

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.