



Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

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CYNTHIA LADWIG
TOWN CLERK

AGENDA

Regular Meeting – October 19, 2010
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Rob Marseglia (seated 10/5/10)
 - Gardner Young (seated 10/5/10)
3. Minutes: #1427, September 7, 2010, approved as amended, not signed; #1428, September 21, 2010, approved, not signed; #1429, October 5, 2010
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. 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 and Expansion of Non-Conforming Residential Uses in Commercial Zones.
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **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.
 2. **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 25, Block 1, Lot 17. Zone GC-60.
 3. **10-216ZON Duncan-Taber, LLC** - Request change of use and associated signage approvals for Child Day Care Center (Little Owl's Valued Experiences). Property located at 158 South Broad St., Pawcatuck, CT. Assessor's Map 3, Block 21, Lot 7. Zone LS-5.
 4. Commission interpretation of proposed window sign / window treatment for L&M Laboratory. Property located at 91 Voluntown Rd., Pawcatuck. Assessor's Map 18, Block, 1, Lot 33. Zone HI-60.
 5. **PZ0433SD Coccoomo Brothers** – Application for a 9 lot subdivision of a 21 acre parcel. Property located at Whaler Rd, Schooner Dr., & Cutter Dr., Mystic. 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. Consideration of Additional 1 Year Extension to Complete Public Improvements.
6. Old Business:
7. Public Hearings: 7:30 p.m.
 - 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. *Applicant requests continuance to 11/16/10.*
 - 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. *Applicant requests withdrawal.*

- C. **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. *Applicant requests continuance to 11/3/10.*

8. Future Public Hearings:

- A. **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
- B. **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

9. New Submittals:

- A. **PZ1022SPA Ravie, LLC (M. Kalkhoran & M. Pourmoghadam)** – Site Plan Application for Multi-Tenant Signage Program. Property located at 21 E. Main St., Mystic, CT. Assessor's Map 174, Block 2, Lot 5. Zone DB-5.
- B. **PZ1023 Liberty Crossing, LLC (Breslin Realty)** - Application for release/reduction of \$20,500.00 Performance / Erosion & Sedimentation Control bond associated with PZ0645SUP & GPP Retail Store Construction off-site drainage improvements on parcels located off Liberty St. & Voluntown Rd., Pawcatuck, CT. Map 20 Block 3 Lots 8 & 9. Zone HI-60.

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.