



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – November 3, 2010
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Election of Officers:
3. Appoint Alternates:
 - Frances Hoffman
 - Curtis Lynch
 - Gardner Young (seated 10/5/10)
4. Minutes: #1429, October 5, 2010; #1430, October 19, 2010
5. Correspondence:
6. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. 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.
 2. **10-219 ZON Whitehall Mansion Partners, LLC** – Request for relocation and replacement signage for Thai One On. Property located at 56 Whitehall Ave., Mystic, CT. Assessor's Map 164, Block 2, Lot 2. Zone TC-80.
7. Old Business:
 - 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. **PZ1023BR 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.
8. Public Hearings: 7:30 p.m.
 - A. **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. *Continued from 10/19/10.*
 - 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

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Requirements.

9. 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: 11/16/10 - *Continued from 10/19/10.*
- 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

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.