



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**  
**Regular Meeting – November 16, 2010**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

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CYNTHIA LADWIG  
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 10/5/10)
  - Curtis Lynch (seated 11/3/10)
  - Frances Hoffman (seated 11/3/10)
3. Minutes: #1429, October 5, 2010, approved, not signed; #1430, October 19, 2010, approved, not signed; #1431, November 3, 2010
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **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.
    2. Zone TC-80.
6. Old Business:
  - A. **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.
7. 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 11/3/10.*
  - B. **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. *Continued from 10/19/10.*
  - 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.
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 12/7/10, *Continued from 11/3/10.*

9. New Submittals:

- A. **PZ1024SD & GPP Lattizori Development, LLC** - Subdivision and Groundwater Protection Permit applications for a 37-lot subdivision of 70.84± acre parcel(s). Property located at 189 Jerry Bowne Rd., Mystic, CT. Assessor's Map 133, Block 1, Lot 1A; Map 134, Block 3, Lot 2; Map 150, Block 2, Lot 1, Zones RA-40 & GBR-130
- B. **PZ1025RA Joseph H. Putnam** - Zoning Regulations Text Amendment to Section 3.4 Residential RA-20, RA-15 Zones: within RA-20 only, to permit Open Space Development in accordance with Section 6.6.22, and Section 5.1.2 Residential Zones: Permitted, Accessory & Special Uses.
- C. **PZ1026BR Arthur Hayward (Wequetequock Passage)** - Application for release/reduction of an \$18,000.00 Roadway Construction bond associated with **PZ0125SD Wequetequock Passage**: 3-lot re-subdivision off Greenhaven Rd., Map 35, Block 1, Lot 2G, Zone RA-40.
- D. **PZ1027RA Greater Mystic Chamber of Commerce, et al** - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners.

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.