



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

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

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Gardner Young (seated 10/5/10)
 - Curtis Lynch (seated 11/16/10)
 - Frances Hoffman (seated 11/16/10)
3. Minutes: #1432, November 16, 2010, approved, not signed; #1433, December 7, 2010
4. Correspondence:
 - A. Correspondence regarding floor area ratio issues at 232 Greenmanville Ave., Mystic, CT
5. Reports:
 - B. Staff
 - C. Commission
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
6. Old Business:
 - A. **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., Assessor's Map 35, Block 1, Lot 2G, Zone RA-40.
7. Public Hearings: 7:30 p.m.
 - A. **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. *Continued from 12/7/10.*
 - 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. Public Hearing: 12/21/10. *Continued from 11/16/10.*
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: 2/1/11 *Continued from 11/3/10.*
 - B. **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 Browne Rd.,

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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. Public Hearing: 1/4/11

- C. **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. Public Hearing: 1/18/11
- D. **PZ1027RA Greater Mystic Chamber of Commerce, et al** - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners. Public Hearing: 1/18/11

9. New Submittals:

- A. **PZ1028BR Cocomo III, LLC** - Application for release of remaining Public Improvement Bond posted to satisfy requirements of proposed construction activity related to PZ0433SD. Previous reductions of original \$165,000.00 bond include: reduced to \$100,000.00 on 9/19/2006 & reduced to \$75,000.00 on 7/20/2010. Property located at Whaler Rd., Schooner Dr. & Cutter Dr., Mystic.
- B. **PZ1029CAM Norwest Marine, Inc.** - Coastal Area Management Review for proposed replacement of previously existing underground gasoline storage tank with a 4,000 gallon above ground gasoline storage tank. Property located at 7 River Rd., Pawcatuck. Assessor's Map 5 Block 6 Lot 21: Zone MC-80.
- C. **PZ1030RA Charles C. Buffum, Jr. (Cottrell Brewing)** - Zoning Regulations Text Amendment to Section 1.2 Definitions, Section 4.7 Manufacturing Zone (M-1), & Section 5.2.2 Commercial/Industrial Zones: Summary of Permitted, Accessory & Special Uses to allow for both wholesale & retail sale of beer and related items and catered events.
- D. **PZ1031SPA Whiterock Hospitality, LLC** – Site Plan application for modification of La Quinta Signage approval (PZ0720SUP & GPP Mukesh & Meena Patel). PZC action of 12/7/10 requires a Public Hearing be held for this application. Property located at 349 Liberty Street, Pawcatuck. Assessor's Map 17 Block 3 Lot 1, 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.