



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – January 4, 2011
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
11 JAN - 3 PM 1:59
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Frances Hoffman (seated 11/16/10)
 - Curtis Lynch (seated 11/16/10)
 - Gardner Young (seated 12/21/10)
3. Minutes: #1433, December 7, 2010, approved, not signed; #1434, December 21, 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. **Fran & Bob Jeffreys** - Request renewal of Bed & Breakfast Special Use Permit #95-05, initial approval 5/16/95, renewed via PZC CAI, 7/18/06. Property located at 91 Palmer Neck Rd., Pawcatuck. Assessor's Map 51 Block 1 Lot 2: Zone RA-40.
 2. **PZ0307SUP Pine Point School** – Request for revision to previously approved Special Use Permit to permit rooftop wind-turbine within maximum height limit of 30'. Property located at 89 Barnes Road, Stonington. Assessor's Map 73 Block 3 Lot 4, Zone RR-80.
6. Old Business:
 - 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. Approved 12/21/10, Set Effective Date of 1/10/11
 - B. **PZ1028BR Coccorno 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.
 - C. **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.
7. Public Hearings: 7:30 p.m.
 - A. **PZ1024SD & GPP Lattizori Development, LLC** - Subdivision and Groundwater Protection Permit applications for a 37-lot subdivision (reduced to 35), of 70.84± acre parcel(s). Property located at 189 Jerry Browne 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.
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. **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**
- C. **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**
- D. **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. Public Hearing: 2/15/11**
- E. **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. Public Hearing: 2/15/11**

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.