



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – January 18, 2011
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Curtis Lynch (seated 11/16/10)
 - Gardner Young (seated 12/21/10)
 - Frances Hoffman (seated 1/4/11)
3. Minutes: #1434, December 21, 2010, approved, not signed; #1435, January 4, 2011
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
6. Old Business:
 - A. **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. **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.
 - B. **PZ1027RA Greater Mystic Chamber of Commerce, et al** - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners.
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 12/7/10.*
 - B. **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. Public Hearing: 2/1/11, *Continued from 1/4/11.*

RECEIVED FOR RECORD
STONINGTON, CT
JAN 14 PM 3:25
CYNTHIA LADWIG
TOWN CLERK

- 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. Public Hearing: 2/15/11
- 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. Public Hearing: 2/15/11

9. New Submittals:

- A. **PZ1101SUP Pacako, LLC (Pita Spot)** - Special Use Permit application to reduce parking requirements and allow shared parking to permit outdoor seating for existing restaurant. Property located at 45 Williams Ave., Mystic, CT. Assessor's Map 161, Block 14, Lot 5. Zone LS-5.

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.