



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – February 15, 2011
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Frances Hoffman (seated 1/4/11)
 - Gardner Young (seated 1/18/11)
 - Curtis Lynch (seated 1/18/11)
3. Minutes: #1435, January 4, 2011, approved, not signed; #1436, January 18, 2011
4. Correspondence:
 - A. Correspondence from FEMA regarding required changes to Stonington's Flood Hazard Overlay District Regulations
5. Reports:
 - A. Staff
 - B. Commission
 1. Summary of ZBA and IWWC Responses to Draft Regulation Amendment Removing Non-Infringement Area requirement from GBR-130 and RC-120 Zoning Districts.
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 1. **ZBA #11-01 Joseph Burdick Sr.** – Seeking a variance from ZR 5.1.1 to reduce front yard setback from 50' to 45' and reduce side yard setback from 25' to 10' for construction of an addition. Property located at 86 Barnes Rd., Stonington. Assessor's Map 73 Block 2 Lot 3. Zone RR-80.
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. **Toll CT Limited Partnership** - Request for approval of new street names for approved Subdivision and Special Use Permit applications PZ0360SD&SUP Meehan Group, LLC - Forty-eight lot subdivision. Property located on Whitehall Ave., Jerry Browne Rd., & Pequot Trail, Old Mystic. Maps 165 & 148, Blocks 5 & 3, Lots 9 & 14, 1 & 3. Zones RA-40 & RR-80.
 2. **ZON11-014 Isle Rd., LLC / Frank Lionelli** – Request for change of use from medical to financial office, and associated interior modifications. Property located at 38 East Main Street, Mystic. Assessor's Map 174 Block 18 Lot 13. Zone LS-5.
 3. **PZ0939SUP Estate of Stephen E. Owens** – Request for revision to approved Special Use Permit application for exterior renovation related to residential egress. Property located at 21 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 5. Zone DB-5.
 4. **PZ0582SUP & GPP Amara-UZ, LLC** – Request renewal of site plan for previously approved Special Use Permit & Groundwater Protection Permit applications to construct a 4500 SF retail (convenience) store with drive-in window, a 6,000 SF retail (6 stores) building, 44 parking spaces, & related site improvements. Property located at 376, 380 & 384 Liberty St., Pawcatuck. Assessor's Map 18, Block 5, Lots 1-4. Zone CS-5.
 5. Discussion of application procedure for proposed temporary theater building at the Mystic

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Aquarium. Property located at 55 Coogan Boulevard, Mystic. Assessors Map 164, Block 3, Lot 2, Zone TC-80.

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.
- 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 Closed 1/18/11.*

7. Public Hearings: 7:30 p.m.

- A. **PZ1027RA Greater Mystic Chamber of Commerce, et al** - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners. Public Hearing: 2/15/11 *Continued from 1/18/11.*
- B. **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.
- C. **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

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: 3/1/11. *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: 4/5/11. *Continued from 1/4/11.*
- C. **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. Public Hearing: 3/15/11

9. New Submittals:

- A. **PZ1102CR Richard C. Panciera Remainder Trust II** – Conceptual Review for Special Use Permit and Re-Subdivision applications for the development of 68 attached-housing units and 7 single-family residences. Property located at Mary Hall & Greenhaven Roads, Pawcatuck, CT. Assessor’s Map 7, Block 1, Lot 44. Zones RA-20, RM-20, & RR-80.

- B. **PZ1103SUP & CAM Jean B. Coogan** - Special Use Permit application & Coastal Area Management Review for approval of a Child Day Care Center in a one-story building to be constructed in two phases (8035 total square footage), a 24’ x 24’ outbuilding, and associated parking, signage, utilities, landscaping & lighting. Property located at 168 Greenmanville Ave., Mystic, CT. Assessor’s Map 172, Block 2, Lot 4. Zones RA-40 & RM-15.

- C. **PZ1104BR Windham Crossing, LLC** - Application for release/reduction of an \$55,000.00 Erosion & Sedimentation bond associated with **PZ1006SUP & GPP Keith L. Main (NERP)** - Special Use & Groundwater Protection Permits for construction of a 19,097 SF retail building, adjacent 15,000 SF outdoor display & sales area, loading dock, and associated parking, utilities, landscaping & lighting. Property located at 335 Liberty Street, Pawcatuck, CT. Assessor’s Map 17, Block 3, Lots 3, 4 & 4A. 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.