



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

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

RECEIVED FOR RECORD
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11 MAR 14 PM 2:14
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Frances Hoffman (seated 2/15/11)
 - Gardner Young (seated 2/15/11)
 - Curtis Lynch (seated 2/15/11)
3. Minutes: #1437, February 15, 2011, approved, not signed; #1438, March 1, 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:
 1. **PZ0582SUP & GPP Amera-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.
 2. **PZ0923SUP & GPP (CNU) Hendel's, Inc.** – Request modification to previously approved Change of Non-Conforming Use application for retail store and fuel pumping facility. Proposed modifications are based on acquisition of adjacent property. Property located at 466 Liberty St., Pawcatuck, CT. Assessor's Map 20 Block 3 Lots 2 & 1. Zone HI-60.
6. Old Business:
 - 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. PH Closed 2/15/11.**
7. Public Hearings: 7:30 p.m.

- 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.
 - 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.
8. Future Public Hearings:
- 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. Public Hearing: 4/5/11. *Continued from 1/4/11.*
9. New Submittals:
- A. **PZ1105RA 60 Willow Street, LLC** - Zoning Regulations Text Amendment to Section 7.3.5 Design Height Limitation in Coastal Areas: add IHRD zone; Section 8.3.6. Changes and Modifications to an Approved Plan, Sections 8.3.6.1 and 8.3.6.3: add Master Plan.
 - B. **PZ1106RA Town of Stonington PZC (FEMA)** – FEMA-mandated Zoning Regulations Text Amendment to adopt revised regulations for development in designated FEMA floodplains that meet or exceed the minimum federal standards of 44 CFR 60.3 and new state requirements.
 - C. **PZ1107SUP Sea Research Foundation** - Special Use Permit application for a 535 sq. ft., 50-seat indoor theatre temporary exhibit structure. Property located at 55 Coogan Blvd., Mystic, CT. Assessor's Map 164, Block 3, Lot 2. Zone HI-60.
 - D. **PZ1108SUP Charles C. Buffum, Jr. (Cottrell Brewing)** - Special Use Permit application to permit sale of beer and associated products following tours and small functions (≤ 50 persons), at existing brewery. Property located at 100 Mechanic St., Pawcatuck, CT. Assessor's Map 4, Block 7, Lot 16. Zone M-1.

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.