



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

**AGENDA**

**Regular Meeting – April 19, 2011**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Curtis Lynch (seated 2/15/11)
  - Gardner Young (seated 3/15/11)
  - Frances Hoffman (seated 4/5/11)
3. Minutes: #1439, March 15, 2011, approved, not signed; #1440, April 5, 2011
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
    1. **ZBA #11-05 Frank E. Lionelli (Merrill Lynch)** – Seeking a variance to ZR 7.12.7.3 to permit a 6' x 4' monument sign on existing lot. Property located at 38 East Main St., Mystic, CT. Assessor's Map 174 Block 18 Lot 13. Zone LS-5.
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **11-059ZON Moogie, LLC** – Request approval for replacement of two (2) 6' x 6' refrigerated walk-in boxes with one (1) 5'10" x 8' and one (1) 5'10" x 12'. Property located at 24 East Main St., Mystic, CT. Assessor's Map 182, Block 4, Lot 9. Zone LS-5.
    2. **PZ0643SD Carl F. Fusaro, Jr. (Jameson Court)** – Request 5-year extension of approved (9/16/06), 11-lot subdivision of two (2) parcels (2.3 acres total). Property located at 13 Palmer Street, Pawcatuck. Assessor's Map 4 Block 6 Lots 1 & 13. Zone DB-5.
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. *Public Hearing Closed 2/15/11.*
  - B. **PZ1024SD & GPP Lattizori Development, LLC** - Subdivision and Groundwater Protection Permit applications for a 37-lot subdivision (reduced to 35 then increased to 36), of 70.84± acre parcel(s).

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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 Closed 4/5/11.*

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

- 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. **PZ1108SUP Charles C. Buffum, Jr. (Cottrell Brewing)** - Special Use Permit application to permit sale of beer and associated products following tours and small functions ( $\leq 50$  persons), at existing brewery. Property located at 100 Mechanic St., Pawcatuck, CT. Assessor's Map 4, Block 7, Lot 16. Zone M-1.

8. Future Public Hearings:

- A. **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. Public Hearing 5/3/11
- B. **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. Public Hearing 5/17/11

9. New Submittals:

- A. **PZ1109SPA Latimer Point Condominium Association** - Site plan application & Coastal Area Management Review for proposed deck, ramp & sheds. Properties located at 54 East Shore Rd., 1 Reid Rd., and 111 Latimer Point Rd., Stonington, CT. Assessor's Maps/Blocks/Lots: 154/4/13, 154/4/7 & 154/43. Zone RM-20.
- B. **PZ1110SUP Douglas Hanson** - Special Use Permit application to operate a full service, 75-seat restaurant and bar with on-premises liquor sales. Property located at 59 West Broad St., Pawcatuck, CT. Assessor's Map 1, Block 4, Lot 2. Zone DB-5.
- C. **PZ1111RA Masons Island Landing, LLC (John Casey)** - Zoning Regulations Text Amendment to Section 1.2.2 Definitions, Specific: additions and/or changes include: Building, Principal; Floor; Floor Area Gross (GFA); Headroom, Structural; and Roofed Over Space.
- D. **PZ1112SD & SUP Richard C. Panciera Remainder Trust II** – Eight-lot Resubdivision and Special Use Permit 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.
- E. **PZ1113SUP & CAM KAC Realty, LLC** - Special Use Permit & Coastal Area Management Review applications to allow removal of 4 existing building & construction of a 2-story, 5,499 sq ft structure for Residential Mixed Use with 2 dwelling units, 51-seat restaurant, 25 off-street parking spaces, & associated landscaping & utilities. Property located at 17-19 East Main St., Mystic, CT. Assessor's Map 174 Block 2 Lot 4. Zone DB-5.
- F. **PZ1114RA Mystic Seaport Museum & Sea Research Foundation** - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners.

- G. **PZ1115RA TOS Conservation Commission** - Zoning Regulations Text Amendment to Section 3.1.4 Residential GBR-130, RC-120 Zones Buffer Requirements & Section 5.1.1 Residential Zone Bulk Requirements. Changes to 100-foot non-infringement area & side yard setback (GBR-130 only).
- H. **PZ1116BR LCS Westminster, LLP** – Application for release/reduction of a \$89,122.00 Erosion & Sedimentation Bond associated with **PZ0704SUP LCS Westminster, LLP**, for the construction of a 936 sq. ft. storage garage, a reduction of the approved parking from 431 spaces to 371 spaces, & the associated relocation of 2 carport structures. Property located at 186 Jerry Browne Rd., Mystic. Assessor’s Map 150 Block 1 Lots 15, 16 & 25. Zone RA-40.

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.

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