



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

**AGENDA**

**Special Meeting – May 3, 2011**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Gardner Young (seated 2/15/11)
  - Curtis Lynch (seated 4/19/11)
  - Frances Hoffman (seated 4/19/11)
3. Minutes: #1440, April 5, 2011, approved, not signed; #1441, April 19, 2011
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
    1. First Selectman Ed Haberek –Planning Department Staffing
    2. **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.
  - C. ZEO - Pending Variances; A-2 survey waiver requests:
  - D. Zoning Enforcement & Violations
  - E. Administrative Review:
    1. **PZ0667CNU & CAM Masons Island Landing, LLC** - Applications for Change of Non-Conforming Use & Coastal Area Management Review for the redevelopment of an existing 4.2+/- acre parcel into five (5) residential duplexes & three (3) single family residences. Request change of name to Mystic Point Lane for new roadway in front of the five duplex units.
    2. **PZ0938ZC, SUP, SPA, & CAM Kluepfel Holdings, LLC** - Approved Zone Change (to IHRD), Special Use Permit (shared parking), Site Plan Application, & Coastal Area Management Review applications to rehabilitate an existing 22,500 sq. ft. historic mill building for mixed use: commercial/professional on 1<sup>st</sup> floor, & 12 residential units on the 2<sup>nd</sup> & 3<sup>rd</sup> floors. Property located at 60 Willow St., Mystic. Assessor's Map 182 Block 1 Lot 11. Zone MC-80. Request modification to height of monitor by 4 feet.
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

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Sign Regulations: 7.21 Neighborhood Development District (NDD); Article VIII:8.4 Site Plan Requirements. *Public Hearing Closed 2/15/11.*

- B. **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.
- C. **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.

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

- 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.

8. Future Public Hearings:

- A. **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 7/19/11
- 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. Public Hearing 5/17/11
- 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. Public Hearing 6/21/11
- 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. Public Hearing 6/7/11
- E. **PZ1113SUP & CAM KAC Realty, LLC** - Special Use Permit & Coastal Area Management Review applications to allow removal of 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. Public Hearing 5/17/11
- F. **PZ1114RA Mystic Seaport Museum & Sea Research Foundation** - Zoning Regulations Text Amendment to Section 7.12.7.7 Special Detached Banners. Public Hearing 6/7/11
- 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). Public Hearing 6/21/11**

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.