



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Regular Meeting – May 17, 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: #1441, April 19, 2011, approved, not signed; #1442, May 3, 2011
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances; A-2 survey waiver requests:
 1. **ZBA #11-10 Catherine Moffett** – Seeking a variance from ZR 5.1.1 front yard setback from 30' to 4' for an existing shed. Property located at 5 Allyn's Alley, Mystic. Assessor's Map 177 Block 7 Lot 9. Zone RA-20.
 - D. Zoning Enforcement & Violations
 - E. Administrative Review:
 1. Request renewal of **PZ9505SUP Robert Jeffreys** – Application for Special Use Permit for a Bed & Breakfast. Property located at 91 Palmer Neck Rd., Pawcatuck. Assessor's Map 51 Block 1 Lot 2. Last renewal 7/18/06.
 2. **PZ0736SUP Anthony J. Torraca** - Special Use Permit Application to allow for outdoor seating (16 seats) at existing restaurant in accordance with Section 6.6.16.14. Property located at 6 Holmes St., Mystic, CT. Assessor's Map 174 Block 2 Lot 2. Zone DB-5. Request to modify approved SUP to move eight (8) of the approved outdoor seats to the front sidewalk, as per Town of Stonington resolution and ordinance.
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. **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.

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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.

- D. **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 Closed 5/3/11.*

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

- A. **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.
- B. **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.

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. **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
- C. **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
- D. **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
- E. **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

9. New Submittals:

- A. **PZ1117SPA JBRV, LLC (Valenti Auto Mall)** - Site plan application for change to signage: remove, relocate and reface (10' x 15') existing pylon sign, and remove existing wall signage (81.75 SF) and replace with new (80 SF). Property located at 72 Jerry Browne Rd., Mystic, CT. Assessor's Map 164 Block 2 Lot 3. Zone GC-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.