Planning and Zoning Commission

152 Elm Street
Stonington, Connecticut 06378

AGENDA
Special Meeting – March 2, 2010
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.

2. Appoint Alternates:
   - Gardner Young (seated 1/19/10)
   - Rob Marseglia (seated 1/19/10)
   - Chris Regan (seated 2/16/10)

3. Minutes:
   A. #1414, February 2, 2010, approved, not signed; #1415, February 16, 2010

4. Correspondence:
   A. Letter from Town Attorney Tom Londregan: response to John Prue's comments regarding waivers.

5. Reports:
   A. Staff
   B. Commission
   C. ZEO - Pending Variances; A-2 survey waiver requests:
   D. Zoning Enforcement & Violations
   E. Administrative Review:
      1. **ZON10-022 Cove Real Estate Partnership** – Request zoning permit to operate truck rental business. Property located at 764 New London Turnpike, Stonington, CT. Assessor's Map 67 Block 2 Lot 3 Zone GC-60.

6. Old Business:

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

   A. **PZ1001ZC Thomas Haggerty & Gail Shea** - Zoning Map Amendment from Residential RC-120 to Residential RR-80 (portion to remain RC-120), for property located at 197 River Road, Pawcatuck, CT. Assessor's Map 7 Block 2 Lot 2. Zone RC-120.

8. Future Public Hearings:

   A. **PZ0939SUP Estate of Stephen E. Owens** - Special Use Permit application for approval to operate a bakery in 2-story carriage house and an additional residential unit in the 2-story main structure. Property located at 21 East Main St., Mystic. Assessor's Map 174 Block 2 Lot 5. Zone DB-5.
   New Submittal 12/15/09 Public Hearing: 3/16/10 *Rescheduled from 2/2/10 & 2/16/10.*

   B. **PZ0938ZC, SUP, SPA, & CAM Kluepfel Holdings, LLC** - Request Zone Change (to IHRD), Special Use Permit (shared parking), Site Plan Application, & Coastal Area Management Review approvals to rehabilitate an existing 22,500 sq. ft. historic mill building for mixed use: commercial/professional on 1st floor, & 12 residential units on the 2nd & 3rd floors. Property located at 60 Willow St., Mystic. Assessor's Map 182 Block 1 Lot 11. Zone MC-80.
   New Submittal 12/15/09 Public Hearing: 3/16/10 *Rescheduled from 2/2/10.*

   C. **PZ1003RA Town of Stonington (PZC) - –** Zoning Regulations Text Amendments to Article I (1.2 Definitions), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline Sale Places; 2.13 Performance Standards), Article II (2.4 Required Permits; 2.6 Non-Conforming Use & Bulk; 2.11 Gasoline Sale Places; 2.13 Performance Standards), Article III (3.1.2.4, 3.2.2.4, 3.3.2.4 & 3.4.2.3 Accessory Apartments; 3.2.4 & 3.3.4 Buffer Requirements; 3.1.3.3, 3.2.3.26, 3.3.3.6 & 3.4.3.3

Communications Towers), Article V (5.1.1, 5.1.2 & 5.2.1 Bulk & Use Tables), Article VI (6.1 Special Use Permits; 6.3 Conceptual Review for Projects over 30 Units; 6.6.9 Marinas – Yacht Clubs), Article VII (7.8 Residential Use Growth Management; 7.10.5.2 Off-Street Loading Berths; 7.10.6 Off-street Parking Lot Design Requirements; 7.17 Telecommunications Antennas & Towers), Article VIII (8.2.2.6 Zoning Permits; 8.3 Site Plan Submissions – Review and Approval; 8.4.2 Type 2 Site Plans; 8.4.3 Master Plans; 8.8.1 Impact Statement; 8.8.3 Zoning Text Amendments; 8.9 Public Hearings; 8.10 Zoning Board of Appeals), Article IX (9.4.5 Reapplication), Article X (10.1 US Route 1 Temporary Moratorium), Appendix (Acronyms).
New Submittal 2/16/10 Public Hearing: 4/20/10

D. **PZ1004SUP Mystic River Marina, Inc.** - Special Use Permit Application to remove limitations placed on liquor sales under current Special Use Permit (PZ0726SUP) approval. Property located at 36 Quarry Road, Mystic, CT. Assessor's Map 181, Block 1, Lot 8. Zone RM-15.
New Submittal 2/16/10 Public Hearing: 4/6/10

E. **PZ1005ZC Town of Stonington (DEP)** - This application provides for the expansion of the Town's "Level A" Aquifer Protection Area as mandated by the CT Department of Environmental Protection. While State Law requires that this area be shown on the Town's Zoning Map, it is not technically a Zoning District established pursuant to Section 8-2 of the CT General Statutes.
New Submittal 2/16/10 Public Hearing: 4/20/10

F. **PZ1006SUP & GPP Keith L. Main (NERP)** - Special Use & Groundwater Protection Permits for construction of a 19,097 square foot 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.
New Submittal 2/16/10 Public Hearing: 4/6/10

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.

RECEIVED FOR RECORD
STONINGTON, CT.

10 MAR -1 PM 12:42

CYNTHIA LADWIG
TOWN CLERK