



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – September 2, 2008
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Election of Officers
3. Appoint Alternates:
 - Rob Marseglia (seated 8/19/08)
 - Lynda Trebisacci (seated 7/15/08)
 - Leon Jacobs
4. Minutes
5. Correspondence:
 - A. POCD Implementation Committee progress status letter
6. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. Review of revised elevations and interpretation of gross floor area regulations for **PZ0667CNU & CAM Masons Island Landing, LLC** – Approved Application 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. Property located at 29-30 Dubois Dr., Mystic, CT. Assessor's Map 175, Block 4, Lot 10. Zones RM-15 & RC-120.
 2. Request for revocation of \$7,000 of funds from Bond #05-001 for **PZ0433SD Coccoomo Brothers (applicant) Sam Sissisky (owner)** – Approved 9-lot subdivision of a 21-acre parcel. Property located at Whaler Rd, Schooner Dr., & Cutter Dr., Mystic. Assessor's Map 162, Block 1, Lots 4-11, Map 162, Block 2, Lots 1-5, Map 163, Block 2, Lots 7-12; Map 163, Block 1, Lots 14-16; & Map 163, Block 2, Lot 17. Zones RA-20 & GBR-130.
 3. Equinox Restaurant Signage - Property located at 253 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 1, Lot 2. Zone TC-80.
7. Old Business:
8. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **PZ0816RA Sea Research Foundation, Inc.** - Zoning Regulation Amendment to create a Marine Research and Education District (MRED) in Section 1.1 and add proposed MRED Regulations to Article VII as Section 7.22. *Applicant requests rescheduling of Public Hearing to 10/21/08.*
9. Future Public Hearings:
 - A. **PZ0815SUP Alva Associates, LLC (Duncklee, Inc.)** - Special Use Permit application to construct three (3) 1-story office & warehousing structures (5,300SF, 6,000SF, & 7,100SF) with associated parking, access drives, grading, lighting & landscaping. Property located at 296 Taugwonk Rd., Stonington, CT. Assessor's Map 70, Block 1, Lot 3. Zone LI-130.
NEW SUBMITTAL: 5/20/08
PUBLIC HEARING CONTINUED TO: 9/16/08

- B. **PZ0821ZC & CAM Joseph Putnam, et al** - Zoning Map Amendment from Residential RC-120 to Residential RM-20, and a Coastal Area Management Review for properties located at 200 Mistuxet Ave., 136 Hewitt Rd. & parcel off Hewitt Rd., Mystic, CT. Assessor's Maps/Blocks/Lots: 151/3/13, 152/2/7 & 152/2/4. Zones RC-120 & RA-20.
NEW SUBMITTAL: 8/19/08
PUBLIC HEARING SET FOR: 10/7/08
- C. **PZ0822SD & CAM Estate of Harriet K. Sullivan (D. Reagan)** – Subdivision Application & Coastal Area Management Review for an 8-lot subdivision of an approximate 3.96 acre parcel. Property located at 12 Geiser Street, Mystic, CT. Assessor's Map 161, Block 9, Lot 3, Zone RA-20.
NEW SUBMITTAL: 8/19/08
PUBLIC HEARING SET FOR: 10/7/08
- D. **PZ0823ZC & CAM Thomas Haggerty & Gail Shea** - Zoning Map Amendment from Residential RC-120 to Residential RR-80 (portion to remain RC-120), and a Coastal Area Management Review for property located at 197 River Road, Pawcatuck, CT. Assessor's Map 7 Block 2 Lot 2. Zone RC-120.
NEW SUBMITTAL: 8/19/08
PUBLIC HEARING SET FOR: 10/21/08

Outstanding Minutes: #1377, June 3, 2008, approved, not signed; #1378, June 17, 2008, approved, not signed; #1379, July 15, 2008; #1380, August 19, 2008.

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.