



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – February 5, 2008
Mystic Middle School
204 Mistuxet Avenue, Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Joe Basile (seated 6/20/07)
 - Rob Marseglia (seated 1/2/08)
 - Lynda Trebisacci (seated 1/15/08)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda
 1. **ZON08-004 Michael Shortman** – Zoning Permit application for a 12' x 10' shed. Property located at 152-156 South Broad St., Pawcatuck. Assessor's Map 256, Block 1, Lot 16, Zone GC-60.
 2. **ZON08-017 Town of Stonington WPCA** - Zoning Permit application for installation of five poles for SCADA antennae. Properties located at 78 Spellman Drive, 3 Rose Lane, 38 Mary Hall Road, 18 Lindburg Lane & 26 Hewitt Road. Assessor's Maps/Blocks/Lots: 25/1/19, 126/7/1, 6/3/1, 129/4/1 & 161/25/1.
6. Old Business:
 - A. **PZ0747SD John O S Williams, et al** - Subdivision Application & Groundwater Protection Permit for a 3-lot subdivision of two parcels (approximately 95.96 acres). Property located at Prentice Williams Rd., Stonington. Assessor's Map 137 Block 1 Lot 1 & Map 147 Block 2 Lot 3. Zone GBR-130.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING CONTINUED TO: 2/19/08
 - B. **PZ0748POCD Town of Stonington (Route 1 Corridor Study)** - Plan of Conservation and Development Amendment for the adoption of the Route 1 Corridor Study.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING RESCHEDULED FOR: 3/4/08
 - C. **PZ0750SD & GPP Charles & Michelle Lekites** - Subdivision Application & Groundwater Protection Permit for a 4-lot re-subdivision of a 25.8± acre parcel. Property located off New London Turnpike, Stonington, CT. Assessor's Map 138, Block 3, Lot 7. Zone GBR-130.
NEW SUBMITTAL: 11/20/07
PUBLIC HEARING CONTINUED TO: 2/19/08
 - D. **PZ0752CNU Peter Fleming & Scott Nye (Fleming's)** – Change of Non-Conforming Use approval to add an 8' x 100' roof overhang & wood siding to existing building and replace existing 18 sq. ft. I.D. sign with 80 sq. ft. lighted I.D. sign. Remove 1200 sq. ft. of billboards and replace with 600 sq. ft. of billboards, one double-sided, lighted 10' x 30' x 15' single-pole mounted. Property located at 786 Stonington Rd. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.
NEW SUBMITTAL: 12/18/07
PUBLIC HEARING CONTINUED TO: 3/18/08

E. **PZ0754SD Suzanne Medeiros** - Subdivision Application for a 2-lot subdivision of approximate 4.9± acre parcel. The subdivision proposes a lot line revision through the conveyance of 6,973± SF to Map 35 Block 1 Lot 4A. Property located at 108 Greenhaven Rd., Pawcatuck. Assessor's Map 35 Block 1 Lot 4. Zone RA-40.

NEW SUBMITTAL: 1/15/08

F. **PZ0801SUP Douglas W. Hanson** - Special Use Permit application to operate a full service, 60-seat restaurant with on-premises liquor sales (beer & wine). Request a reduction of parking requirements as per ZR 7.10.2.3. Property located at 59 West Broad St., Pawcatuck, CT. Assessor's Map 1, Block 4, Lot 2. Zone DB-5.

NEW SUBMITTAL: 1/15/08

PUBLIC HEARING SET FOR: 2/19/08

7. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***

Outstanding Minutes: #1366, December 4, 2007, approved, not signed; #1367, January 2, 2008, approved, not signed; #1369, January 15, 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.

CANCELLED