



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – October 21, 2008
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Leon Jacobs (seated 9/16/08)
 - Rob Marseglia (seated 10/7/08)
 - Lynda Trebisacci (seated 10/7/08)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. **PZ0667CNU & CAM Masons Island Landing, LLC** – Review of modifications, including paved turn-around and minor grading changes, to approved Change of Non-Conforming Use & Coastal Area Management Review applications 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. **PZ0193SUP Pawcatuck Ventures, Inc** – Review of modifications, including revised building elevations and signage, for approved Special Use Permit application to construct a 2,000 s.f. commercial/retail building (Donut Shop) with drive-thru and associated parking. Property located at Hickey Dr. Assessor's Map 18 Block 3 Lot 1A Zone CS-5.
 3. **Hilton Mystic at the Aquarium** – Consideration of modifications to parking lot landscaping. Property Located at 20 Coogan Boulevard, Mystic, CT. Map 164, Block 4, Lot 1A.
 4. **08-276ZON Town of Stonington** - Request approval for construction of a 12' x 70' tent structure for crew boat storage. Property located at 49 No. Stonington Rd., Stonington, CT. Assessor's Map 166, Block 1, Lot 6. Zone RA-20.
6. Old Business:
 - 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 CLOSED: 9/16/08
TO BE CONSIDERED AT 10/21/08 MEETING
7. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - A. **PZ0821ZC & CAM Joseph Putnam, et al** - Zoning Map Amendment from Residential RC-120 to Residential RA-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. *Continued from 10/7/08.*

- B. **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. *Continued from 10/7/08.*
- C. **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.

8. Future Public Hearings:

- A. **PZ0825RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.23 (Renewable Energy Systems) and Subsection 7.23.1 (Small Wind Energy Systems).
NEW SUBMITTAL: 9/16/08
PUBLIC HEARING SET FOR: 11/18/08
- B. **PZ0826RA & ZC Town of Stonington (PZC)** Zoning Regulations Text & Map Amendments to establish a "Downtown Pawcatuck Parking Overlay District," modifications to existing Sections 7.10.2.3 (Parking Reductions), 7.10.2.4 (Dedicated Off-Site Parking), 7.10.2.5 (Shared On-Site Parking), and 7.10.4 (Parking Space Requirements); deletion of Section 7.10.2.6 (Agreements) to be replaced with new 7.10.2.6 (Residential Parking Agreements); and addition of new Section 7.10.8 (Downtown Pawcatuck Parking Overlay District).
NEW SUBMITTAL: 9/16/08
PUBLIC HEARING SET FOR: 11/18/08

9. New Submittals:

- A. **PZ0827SPM Mystic Food N More, LLC (Malik)** - Site Plan Modification for the placement of a walk-in cooler and construction of stairs and deck on site. Property located at 34 East Main St., Mystic, CT. Assessor's Map 174, Block 18, Lot 1. Zone LS-5.
- B. **PZ0828SUP Readco Stonington, LLC** –Special Use Permit application for the addition of a standalone automated teller machine (ATM) including a drive-up self-service kiosk with 3,900 sq. ft. to allow for stacking of cars. Property located at 445-465 Liberty St., Pawcatuck, CT. Assessor's Map 18 Block 1 Lot 36. Zone HI-60.
- C. **PZ0829SD Charles & Michelle Lekites** - Subdivision Application 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.

Outstanding Minutes: #1377, June 3, 2008, approved, not signed; #1378, June 17, 2008, approved, not signed; #1379, July 15, 2008 corrected; #1380, August 19, 2008, approved, not signed; #1381, September 9, 2008 approved, not signed; #1382, September 16, 2008; #1383 approved, not signed; October 7, 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.