



**Planning and Zoning Commission**  
152 Elm Street  
Stonington, Connecticut 06378

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**AGENDA**  
**Regular Meeting – December 16, 2008**  
**Mystic Middle School**  
**204 Mistuxet Ave., Mystic, CT**

1. Call to order 7:00 p.m.
2. Appoint Alternates:
  - Leon Jacobs (seated 11/18/08)
  - Rob Marseglia (seated 12/2/08)
3. Minutes
4. Correspondence:
  - A. Conservation Commission letter regarding potential Zone Change application along Taugwonk Road from LI-130 to GBR-130.
5. Reports:
  - A. Staff
  - B. Commission
  - C. ZEO - Pending Variances: A-2 survey waiver requests
  - D. Zoning Enforcement & Violations
  - E. Consent Agenda:
    1. **PZ0475SPA & CAM Threadmill Partners, LLC** – Request changes to previously approved Site Plan & Coastal Area Management Review to convert historic 4-story Threadmill property into 57 residential dwelling units. Demolish existing outbuilding on River Rd. & replace it with an 8,000 sq. ft. retail facility. Assessor's Map 5, Block 5, Lot 3. Zone IHRD.
    2. **PZ0612ZC & PZ0634SPA Prospect Northeast Development, LLC**
      - a. Request removal of stipulation #12 to previously approved Master Plan: "At the applicant's suggestion, \$1,000 per unit shall be deposited into an interest bearing account at the initial sale of each individual unit. This fund shall become fully active at the completion of the all of the initial unit sales. This fund shall remain active for a period of five years from the completion of sales, at which time the fund shall be available to the town of Stonington for public improvements in the vicinity of this development (1/4 mile)."
      - b. Request release of existing funds (\$8000.00 + interest), for replacement of existing fencing along Mechanic St. with arborvitae & other low shrubs.
6. Old Business:
  - A. **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.  
PUBLIC HEARING CLOSED: 10/21/08
  - B. **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.  
NEW SUBMITTAL: 10/21/08
  - C. **PZ0830SPM & CAM Zheng Investments, LLC (Canavan)** - Site Plan Modification & Coastal Area Management Review for the construction of a 798 sq. ft. addition to existing structure. Proposal includes associated parking & landscaping. Property located at 6 Greenmanville Ave., Mystic, CT. Assessor's Map 173, Block 7 Lot 1. Zone CS-5.  
NEW SUBMITTAL: 11/18/08

- D. **PZ0831CAM John & Lisa West (Frost)** - Application for a Coastal Area Management Review for construction of a single family residence on a 1.6 acre parcel. Property located at 29 Money Point Rd., Mystic, CT. Assessor's Map 180 Block 2 Lot 24. Zone RA-20.  
NEW SUBMITTAL: 11/18/08

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

- A. **PZ0832SUP Davis-Standard, LLC (Plasse)** - Special Use Permit application to construct a 25,800 SF warehouse facility with office, associated parking (30 spaces), related site improvements, and offsite underground utilities within Constitution Avenue. Property located on Constitution Ave, Pawcatuck, CT. Assessor's Map 36, Block 4, Lots 2 & 2G. Zone M-1.

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).  
PUBLIC HEARING CONTINUED TO: 1/6/09 FROM: 11/18/08

9. New Submittals:

- A. **PZ0833CNU Peter Fleming & Scott Nye** - Change of Non-Conforming Use approval replace existing 900 sq. ft. of billboards (3 each 12' x 25' single-sided), and replace with one 600 sq. ft. double-sided, down-lighted 10' x 30' x 15' single-pole mounted of billboard, and one 80 sq. ft. lighted I.D. sign. Property located at 786 Stonington Rd., Stonington. Assessor's Map 75, Block 2, Lot 2. Zone GC-60.

Outstanding Minutes: #1384, October 21, 2008, approved, not signed; #1386, November 18, 2008, approved, not signed; #1387, December 2, 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.