



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AMENDED AGENDA
Special Meeting – August 19, 2008
Pine Point School
89 Barnes Road, Stonington, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Rob Marseglia (seated 7/15/08)
 - Lynda Trebisacci (seated 7/15/08)
 - John Swenarton
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 1. **ZBA #08-13 Michael & Sharon Scarpa (Peter Springsteel)**
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. **David Bishop** - Request for clarification of Town's zoning map relative to property located at 68 Masons Island Rd., Mystic. Assessor's Map 160 Block 6 Lot 9. Zones RC-120 & MC-80.
 2. **08-203ZON Faith Assembly of God Church** - Request approval for construction of a 16' x 10' shed. Property located at 436 Liberty St., Pawcatuck, CT. Assessor's Map 18, Block 4, Lot 8. Zone CS-5.
 3. **08-208ZON Dean Wilkinson** - Request approval for construction of a 12' x 15' deck. Property located at 4 West Arch St., Pawcatuck, CT. Assessor's Map 3, Block 1, Lot 9B. Zone LS-5.
 4. **08-216ZON Darlene Wilkinson, et al (Theresa Gavitt)** - Request approval for construction of a 16' x 28' deck. Property located at 7 Bankers Court, Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 20. Zone CS-5.
 5. **07-416ZON Pine Point School** - Revisions to overflow parking access for new addition. Property located at 89 Barnes Road, Stonington, CT. Assessor's Map 73, Block 3, Lot 4. Zone RR-80.
 6. **07-043ZON Mystic Hospitality, LLC** - Signage for Equinox Restaurant. Property located at 253 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 1, Lot 2. Zone TC-80.
6. Old Business:
 - A. **PZ0803SD & GPP James & Jacqueline Burgess & Susan Blaisdell** – Subdivision & Groundwater Protection Permit Applications for a 26-lot subdivision of an approximate 50.54 acre parcel. Property located at 56 Jeffrey Rd., Pawcatuck, CT. Assessor's Map 17, Block 1, Lot 6, Zone RM-20. *Continued from 5/6/08.*
NEW SUBMITTAL: 2/19/08
PUBLIC HEARING CLOSED: 6/17/08
 - B. **PZ0818SPA Estate of Stephen E. Owens (Fleischmann)** - Site Plan Approval for the clarification of existing structures, parking and uses on site. Property located at 21 East Main St., Mystic, CT. Assessor's Map 174, Block 2, Lot 5. Zone DB-5.
NEW SUBMITTAL: 7/15/08
7. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - 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. *Rescheduled from 7/15/08 & 8/5/08. Applicant requests the Public Hearing be opened and continued to 9/16/08.*

- B. **PZ0820RA 99 Mechanic, Inc.** - Zoning Regulation Amendment to Section 6.6.15 Attached Housing: Section 6.6.15.2, change Maximum Number of Stories to a Maximum Building Height (RM20 & RM15, 30ft & RH10, 35ft), add grading note to Note 1; add Note 2 concerning integral lot area; and add open area note to Section 6.6.15.6.

8. Future Public Hearings:

- 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.
NEW SUBMITTAL: 7/15/08
PUBLIC HEARING RESCHEDULED FOR: 9/2/08

9. New Submittals:

- A. **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.
- 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.
- 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.

Outstanding Minutes: #1375, April 15, 2008, approved, not signed; #1376, May 6, 2008, approved, not signed; #1377, June 3, 2008, approved, not signed; #1378, June 17, 2008, #1379, July 15, 2008.

Pine Point 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.