



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – November 18, 2008
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Rob Marseglia (seated 10/7/08)
 - Leon Jacobs (seated 11/5/08)
3. Election of Officers - Secretary
4. Minutes
5. Correspondence:
6. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. **08-280ZON James Hall** – Request Change of Use from Personal Services (beauty school) to Office (law office), and associated signage. Property located at 100 West Broad St., Pawcatuck, CT. Assessor's Map 4, Block 5, Lot 5. Zone LS-5.
 2. **CGS8-24 Review** for the sale of town-owned properties: Map 4, Block 18, Lot 4 – Mechanic & Prospect Streets & Map 10, Block 7, Lot 15 – Elizabeth Avenue.
 3. **PZ0803SD & GPP James & Jacqueline Burgess & Susan Blaisdell** – Approved 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. **Request additional 90-day extension to file final subdivision plans.**
7. 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
8. Public Hearings: 7:30 p.m.: *** Public Hearing Order Subject to Change ***
 - 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).
 - 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).

9. Future Public Hearings:

- A. **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.
NEW SUBMITTAL: 10/21/08
PUBLIC HEARING SET FOR: 12/2/08
- B. **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.
NEW SUBMITTAL: 10/21/08
PUBLIC HEARING SET FOR: 12/2/08

10. New Submittals:

- A. **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.
- B. **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.

Outstanding Minutes: #1379, July 15, 2008 corrected; #1383, October 7, 2008 approved, not signed; #1384, October 21, 2008, #1385, November 5, 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.