



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Regular Meeting – September 16, 2008
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Election of Officers
3. Appoint Alternates:
 - Leon Jacobs
 - Lynda Trebisacci (seated 7/15/08)
 - Rob Marseglia (seated 8/19/08)
4. Minutes
5. Correspondence:
 - A. POCD Implementation Committee progress status letter
 - B. Robert & Margaret Bescher letter re: **PZ0667 CNU & CAM** Masons Island Landing, LLC, originally submitted to PZC 1/15/07.
6. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. Review of revised elevations and interpretation of gross floor area regulations for **PZ0667CNU & CAM Masons Island Landing, LLC** – Approved Application for Change of Non-Conforming Use & Coastal Area Management Review 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. Request for revocation of \$7,000 of funds from Bond #05-001 for **PZ0433SD Coccorno Brothers (applicant) Sam Sissisky (owner)** – Approved 9-lot subdivision of a 21-acre parcel. Property located at Whaler Rd, Schooner Dr., & Cutter Dr., Mystic. Assessor's Map 162, Block 1, Lots 4-11, Map 162, Block 2, Lots 1-5, Map 163, Block 2, Lots 7-12; Map 163, Block 1, Lots 14-16; & Map 163, Block 2, Lot 17. Zones RA-20 & GBR-130.
 3. Equinox Restaurant Signage - Property located at 253 Greenmanville Ave., Mystic, CT. Assessor's Map 171, Block 1, Lot 2. Zone TC-80.
 4. **08-249ZON MacDuff Associates (Bonnie Clark)** - Request a change of use from Barber Shop to Travel Agency. Property located at 35C Williams Ave., Mystic. Assessor's Map 161 Block 14 Lot 2. Zone LS-5.
7. Old Business:
8. 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. *Continued from 8/19/08.*
9. 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: 6/17/08
PUBLIC HEARING RESCHEDULED TO: 10/21/08
- B. **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.
NEW SUBMITTAL: 8/19/08
PUBLIC HEARING SET FOR: 10/7/08
- C. **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.
NEW SUBMITTAL: 8/19/08
PUBLIC HEARING SET FOR: 10/7/08
- D. **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.
NEW SUBMITTAL: 8/19/08
PUBLIC HEARING SET FOR: 10/21/08

10. New Submittals:

- A. **PZ0824BR Olympia Equity Investors, LLC** - Request release of Bonds: 07-005 E&S - \$8,750.00; 07-006 Landscaping - \$27,200.00; & 07-007 Paving - \$42,706.00 for construction at 6 Hendel Dr., Mystic. Assessor's Map 164, Block 1, Lot 8, Zone TC-80.
- B. **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).
- C. **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).

Outstanding Minutes: #1379, July 15, 2008; August 19, 2008; #1381, September 9, 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.