



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

DRAFT AGENDA
Special Meeting – October 7, 2008
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Lynda Trebisacci (seated 7/15/08)
 - Rob Marseglia (seated 8/19/08)
 - Leon Jacobs (seated 9/16/08)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 1. Discussion of recommended revisions to the Affordable Housing Plan.
 - C. ZEO - Pending Variances: A-2 survey waiver requests
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. Review of revised site plans incorporating new drainage plans & other minor changes for previously approved **PZ0645SUP & GPP Retail Store Construction** – Special Use & Groundwater Protection Permits to construct three (3) retail buildings totaling 264,850 square feet, including associated utilities, landscaping & lighting. Various properties located on the east and west sides of between 476 – 546 Liberty Street (CT Route 2) south of the intersection of Route 2 & Interstate 95, and 27 Soundview Drive, Pawcatuck, CT. Assessor's Map 20, Block 2, Lots 2 & 4; Map 20, Block 3, Lots 3, 5, 5A, 6, 7, 8, 9, 10, 10A, 11, 12 & 13, & Map 21, Block 1, Lot 39, Zone HI-60.
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
 - B. **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.
NEW SUBMITTAL: 9/16/08
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.
 - 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. *Applicant requests continuance of Public Hearing to 10/21/08*

8. Future Public Hearings:

- 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.
NEW SUBMITTAL: 8/19/08
PUBLIC HEARING SET FOR: 10/21/08
- 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).
NEW SUBMITTAL: 9/16/08
PUBLIC HEARING SET FOR: 11/18/08
- 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).
NEW SUBMITTAL: 9/16/08
PUBLIC HEARING SET FOR: 11/18/08

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; #1381, September 9, 2008; #1382, September 16, 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.